

## What is a Concussion?

A concussion is a type of traumatic brain injury, or TBI, caused by a bump, blow, or jolt to the head that can change the way your brain normally works. Concussions can also occur from a blow to the body that causes the head to move rapidly back and forth. Even a "ding," "getting your bell rung," or what seems to be a mild bump or blow to the head can be serious.

Concussions can occur in any sport or recreation activity. So, all coaches, parents, and athletes need to learn concussion signs and symptoms and what to do if a concussion occurs.

## Fast Facts

A concussion is a brain injury and all are serious. Recognition and proper response to concussions when they first occur can help prevent further injury or even death.

Most concussions occur without loss of consciousness.

Recognition and proper response to concussions when they first occur can help prevent further injury or even death.

## Recognizing a Possible Concussion

To help recognize a concussion, you should watch for the following two things among your athletes:

A forceful bump, blow, or jolt to the head or body that results in rapid movement of the head.

Any change in the athlete's behavior, thinking, or physical functioning.

Athletes who experience any of the signs and symptoms listed below after a bump, blow, or jolt to the head or body should be kept out of play the day of the injury and until a health care professional, experienced in evaluating for concussion, says they are symptom-free and it's OK to return to play.



## Tahoe Orthopedics & Sports Medicine

Barton Health

### Zephyr Cove

212 Elks Point Rd., Ste. 200

Zephyr Cove, NV

775.589.8950

### Carson City

935 Mira Drive, Bldg. C

Suites 13 & 14

Carson City, NV

775.783.3065

### South Lake Tahoe

1139 Third Street

South Lake Tahoe, CA

530.541.3100

[LakeTahoeSportsMed.com](http://LakeTahoeSportsMed.com)



### Jonathan Finnoff, D.O.

Director of Sports Medicine, Barton Health

Board Certified in Sports Medicine

Specializing in Sports Medicine,

Sports Concussions and the

state-of-the-art treatment of tendon,

muscle, ligament, bone and joint disorders

Team Physician, US Ski Team Faculty

Lake Tahoe Sports Medicine

FCO-11817 (for Identification only)  
FCO# 35111-2017

Information provided by the  
Centers for Disease Control and Prevention  
[www.cdc.gov/concussion](http://www.cdc.gov/concussion)

Filed  
3-5-17  
Deputy



## Tahoe Orthopedics & Sports Medicine

Barton Health

Taking your health to new heights



## Signs & Symptoms

### Signs Observed by Coaching Staff/Parents

Appears dazed or stunned  
Is confused about assignment or position  
Forgets an instruction  
Is unsure of game, score, or opponent  
Moves clumsily  
Answers questions slowly  
Loses consciousness (even briefly)  
Shows mood, behavior, or personality changes  
Can't recall events prior to hit or fall  
Can't recall events after hit or fall

### Symptoms Reported by Athlete

Headache or "pressure" in head  
Nausea or vomiting  
Balance problems or dizziness  
Double or blurry vision  
Sensitivity to light  
Sensitivity to noise  
Feeling sluggish, hazy, foggy, or groggy  
Concentration or memory problems  
Confusion  
Does not "feel right" or is "feeling down"

Remember, you can't see a concussion and some athletes may not experience and/or report symptoms until hours or days after the injury. Most people with a concussion will recover quickly and fully. However, for some people, signs and symptoms of concussion can last for days, weeks or longer.

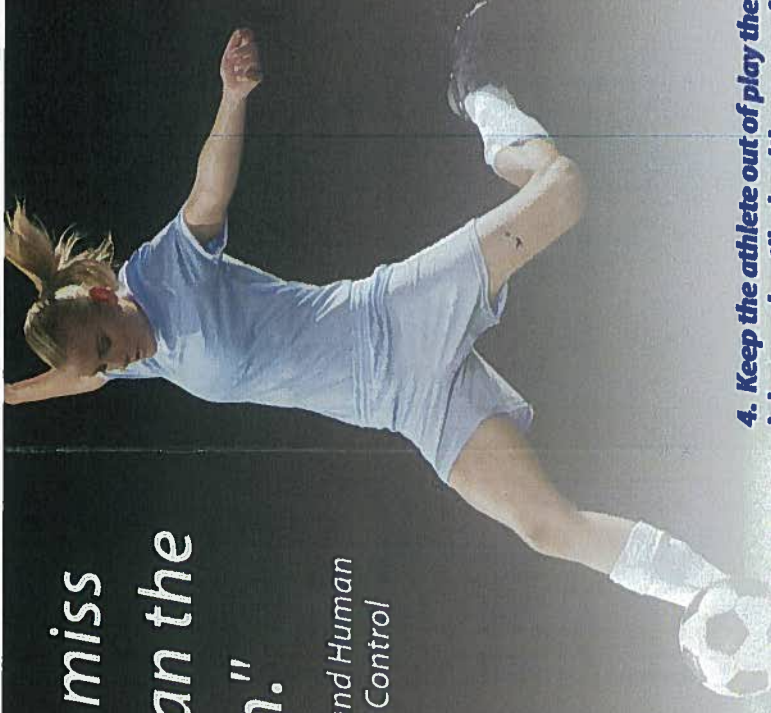
### Concussion Action Plan

If you suspect that an athlete has a concussion, implement your 4-step action plan:

**1. Remove the athlete from play.** Look for signs and symptoms of a concussion if your athlete has experienced a bump or blow to the head or body. When in doubt, keep the athlete out of play.

# "It's better to miss one game than the whole season."

U.S. Department of Health and Human Services  
Centers for Disease Control and Prevention



**2. Ensure that the athlete is evaluated by a health care professional experienced in evaluating for concussion.** Do not try to judge the severity of the injury yourself. Health care professionals have a number of methods that they can use to assess the severity of concussions. Recording the following information can help health care professionals in assessing the athlete after the injury:

- Cause of the injury and force of the hit or blow to the head or body
- Any loss of consciousness (passed out/knocked out) and if so, for how long
- Any memory loss immediately following the injury
- Any seizures immediately following the injury
- Number of previous concussions (if any)

**3. If you are a coach, inform the athlete's parents or guardians about the possible concussion and give them the fact sheet on concussion.** Make sure they know that the athlete should be seen by a health care professional experienced in evaluating for concussion.

**4. Keep the athlete out of play the day of the injury and until a health care professional, experienced in evaluating for concussion, says they are symptom-free and it's OK to return to play.** A repeat concussion that occurs before the brain recovers from the first - usually within a short period of time (hours, days, or weeks) - can slow recovery or increase the likelihood of having long-term problems. In rare cases, repeat concussions can result in edema (brain swelling), permanent brain damage, and even death.

### Prevention & Preparation - Safety First

- Teach athletes safe playing techniques and encourage them to follow the rules of play.
- Encourage athletes to practice good sportsmanship at all times.
- Make sure that athletes wear the correct protective equipment for their activity (helmets, padding, shin guards and eye and mouth guards). Protective equipment should fit properly, be well maintained, and be worn consistently and correctly.
- Review the athlete fact sheet with your athlete to help them recognize the signs and symptoms of a concussion.



## OUR MISSION

B.R.A.I.N. is dedicated and passionate about empowering survivors of brain injury to regain independence through an innovated coaching plan while promoting education.

## OUR VISION

Every survivor of a brain injury, acquired brain injury, or a neurological condition have the opportunity to realize a life of purpose and self-determined value.

## OUR GOAL

Empowering survivors of brain injury, acquired brain injury or neurological impairment through innovative, "REAL WORLD" coaching plans to allow highest level of independence.

Building relationships with Doctors, Hospitals, Rehab Facilities, and Support Groups our goal is to cut down on possible re-admissions, deterioration and secondary diseases by focusing on education about brain injuries, prevention and awareness for the survivors, their support system and the community.

Assist local Veteran Affairs, law enforcement and homeless shelters identify individuals with brain injury, acquired brain injury, neurological impairments or PTSD. Provide necessary coaching techniques that may allow successful re-entry into the community.

Supporting the care of:



B.R.A.I.N. relationship with More to Life provides supervision needs, while support system and caregiver (s) resume work and other responsibilities.

Day	Hours
Monday	9:00am - 5:00pm
Tuesday	9:00am - 5:00pm
Wednesday	9:00am - 5:00pm
Thursday	9:00am - 5:00pm
Friday	Closed

*No walk in's please -  
by appointment only*



1963 E. Prater Way  
Sparks, Nevada 89431

775-771-1540

[www.brainnevada.com](http://www.brainnevada.com)

# B.R.A.I.N.

## Brain Injury Coaching

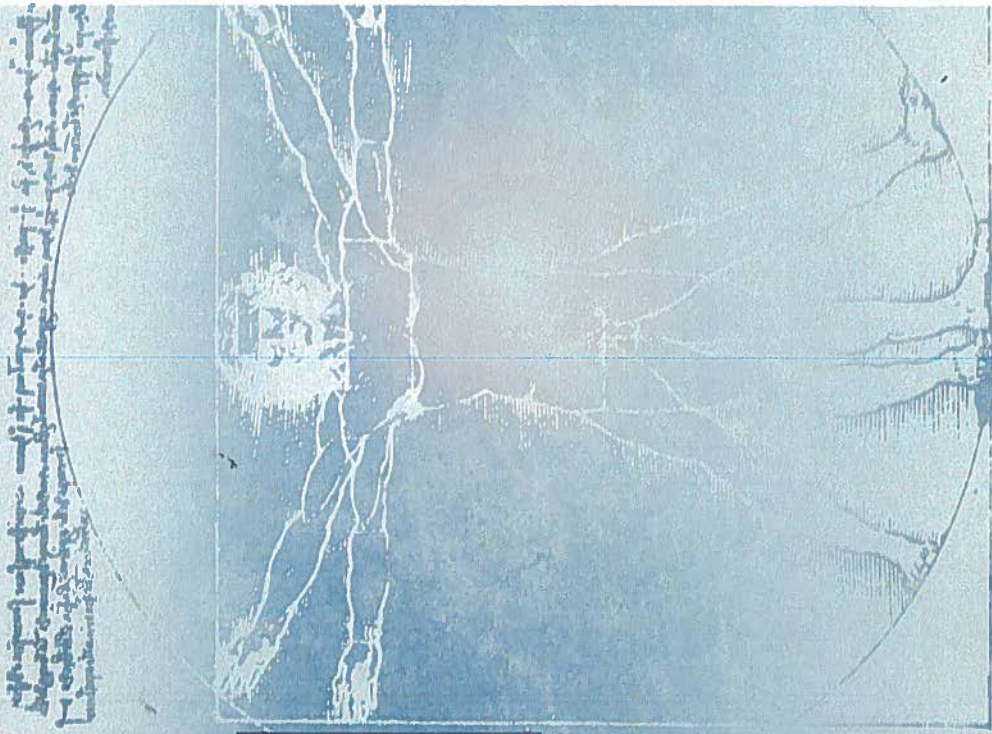


EXHIBIT (for identification only)  
Filed By SSS Deputy

[www.brainnevada.com](http://www.brainnevada.com)  
775-771-1540



## ABOUT B.R.A.I.N.

Brain Recovery Assistants Institute of Nevada (B.R.A.I.N.), is a REAL WORLD coaching approach in continuing recovery. Our program is a client centered program that is part of the continuum of care with the focus on empowerment, community re-entry and independence.

Dr. Geoff Manley, chief neurosurgeon of San Francisco General Hospital, was quoted in the San Francisco Chronicle assaying, "We've gotten much better at getting people to survive, but we have a lot of work to do helping people recover."

No two brain injuries are alike. The physical, cognitive, and behavioral impairments resulting from the injury are unique to each person and may require on going intensive treatment throughout the individual's lifetime. Because of the sudden and often devastating effects of brain injury, long term care and service plans are usually not covered by insurance and/or deductibles are not affordable. Exhausted funds can slow improvement.

***You don't have to settle, explore the possibilities with B.R.A.I.N.***

## WHY B.R.A.I.N.?

**Passion of a team dealing with brain injury personally and professionally**

## OUR PROGRAM

B.R.A.I.N. innovated vision is to focus on what the individual can do, help empower them to uncover and identify their strengths and assets, guiding them to not give up or settle so they may achieve their goals.

B.R.A.I.N. provides specialized coaching for individuals with traumatic or acquired brain injury in order to be the best they can be, enhance independence and community re-entry through:

- \* Comprehensive Evaluations
- \* Life Skills
- \* Self Development
- \* Sleep Techniques'
- \* Nutrition - Feed the Brain
- \* Exercise and Physical Plans
- \* Cognitive/Behavior Function
- \* Community/Social Participation
- \* Prevention and Awareness

## Program Application Process:

Call the Director anytime to make an appointment for a visit and free client assessment. In most cases a new participant may start the program within a couple of days.

## FUNDING AND PAY FOR SERVICES

- \* Special grant funding may be available for those who qualify
- \* Private Pay Agreements

### Daily Pricing:

\$20.00 for 1 hour session  
\$35.00 for 2 hour session

### Monthly Pricing (paid in advance):

\$150.00 for 1 hour session (Mon-Thurs available)  
\$225.00 for 2 hour session (Mon-Thurs available)

No long-term commitment is required, Pay-as-you-go. It is recommended that attending at least three days per week is highly encouraged to achieve measurable improvement.

**START UP SPECIAL** for clients who choose to pay for three months of coaching up front receive a 15% discount.

*We accept credit card and check payments*



List approximate number of participants: <sup>71</sup> 2500 per day approx (weather ??)  
List approximate number of spectators: <sup>2500</sup> 500 approx per economy (last year rain & wind)  
List expected peak number of spectators: <sup>500</sup> At above

Will alcoholic beverages be served? ☐ Yes ☒ No  
(all liquor vendors must be individually licensed with Douglas County Sheriff's Office)

Will food and/or beverages be served? ☐ Yes ☐ No  
(all concessionaires must be licensed and operate under a valid health department permit pursuant to NRS chapter 446.) food only for B/B in morning - water (bottled) available

Will there be live music? ☒ Yes ☐ No  
- If Yes, Name of Performer(s) Carl., Type of Music See attached card

Name of Insurer: only 2 hrs per day.

Limits of liability: \_\_\_\_\_

Address of Insurer: \_\_\_\_\_  
Street City State Zip code

Policy number: \_\_\_\_\_

Card pickup at David Widdup on a reg basis

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the permit. The filing of the application does not authorize the conducting of any business for which a permit is required, and any carrying on of such business before a permit is issued may also be grounds for denial of a permit.

Phil Stou  
Signature of Applicant

1/16/15  
Date

Phil Stou for the Antique Boutique at The White House  
Name of Applicant

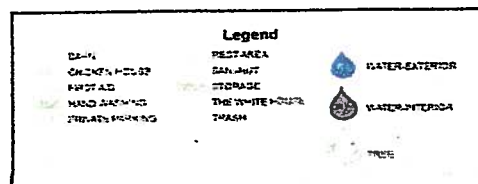
STOIL@old5@aol.com  
Contact Email Address

EXHIBIT (for identification only)  
Handwritten: Phil Stou  
Filed 3-5-15  
By LP  
Deputy



## BOOTH LAYOUT

**Parking Available at  
Martha Williams Property  
(Peddler Faire)**



50/17 (REV)



**Resolution No. 2015R-019**

**A RESOLUTION ACCEPTING MAINTENANCE RESPONSIBILITIES FOR  
ROMANS ROAD**

WHEREAS, the Douglas County Board of Commissioners did, on August 11, 1994, establish a Policy and Procedure for accepting paved roads offered for dedication and constructed to County standards; and

WHEREAS, Romans Road was accepted through BLM Grant N-78552 and constructed to the applicable construction standards in effect at that time; and

WHEREAS, it is in the best interests of the public that Douglas County accept Romans Road for maintenance.

NOW THEREFORE, BE IT RESOLVED that the Douglas County Board of Commissioners accepts maintenance responsibilities for Romans Road as indicated on the attached Exhibit "A."

Adopted this \_\_\_\_\_ day of March, 2015, by the following vote:

AYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_  
\_\_\_\_\_

ABSENT:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

\_\_\_\_\_  
Doug N. Johnson, Chairman  
Douglas County Board of Commissioners

ATTEST:

BY: \_\_\_\_\_  
Kathy Lewis, Douglas County Clerk-Treasurer

BY: \_\_\_\_\_  
Laure Penny, Clerk to the Board

#50



# Douglas County Board of Commissioners March 5, 2015

Appeal of the Planning Commission's Denial  
RE: Request for a Special Use Permit  
Solar Photovoltaic Facility as a Primary Use



Agenda Item No. 7

EXHIBIT (for identification only)  
Filed March 5, 2015  
By [Signature] Deputy





# Request

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The applicant, E.On Climate & Renewables, is appealing the Planning Commissions's Denial of DA 14-070, a request for a Special Use Permit for a Solar Photovoltaic Facility as a primary use in the Rural Agricultural Five Acre Minimum Lot Size zoning district. The property is located southeast of the intersection of East Valley Road and Kathleen Way in the East Valley Planning Area.





# Background: Ordinance 2014-1416

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July 8, 2014

Planning Commission review of the proposed Ordinance.

August 7, 2014

Board introduces proposed Ordinance.

September 4, 2014

Board adopts proposed Ordinance.





# Regulations w/ Supplemental Standards

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## 20.664.260 Solar Photovoltaic Facility

A Solar Photovoltaic Facility as a principal use of land must meet the following standards:

1. The height of the solar photovoltaic unit may not exceed a height of 15 feet when measured from pre-development grade.
2. The solar photovoltaic units must be setback a minimum of 100 feet from any lots adjacent to the subject property that are zoned residential.
3. The facility must comply with all Federal Aviation Administration requirements as applicable.
4. The site may not be illuminated at night with the exception of safety lighting required by the Uniform Building Code in effect at the time of construction.
5. Metal surfaces that are shiny must be painted with a non-glossy, earth tone color paint to blend with the desert landscape.
6. Solar photovoltaic units must utilize a film that is not reflective.
7. A fee to cover the cost of inspections associated with property maintenance must be paid at the time of building permit issuance.
8. If the facility is not used for 180 days to generate electricity, the system must be removed and the property restored to its original condition within 120 days. In accordance with the provisions of Section 20.720 of this Chapter, a security to ensure compliance with the terms of this requirement shall be posted at the time of building permit along with photographs of the site. The security will be released upon completion of the site restoration.
9. This minimum acreage to establish this use is 160 acres. The acreage may be comprised of contiguous properties, but may NOT be comprised of non-contiguous properties.





# Proposal

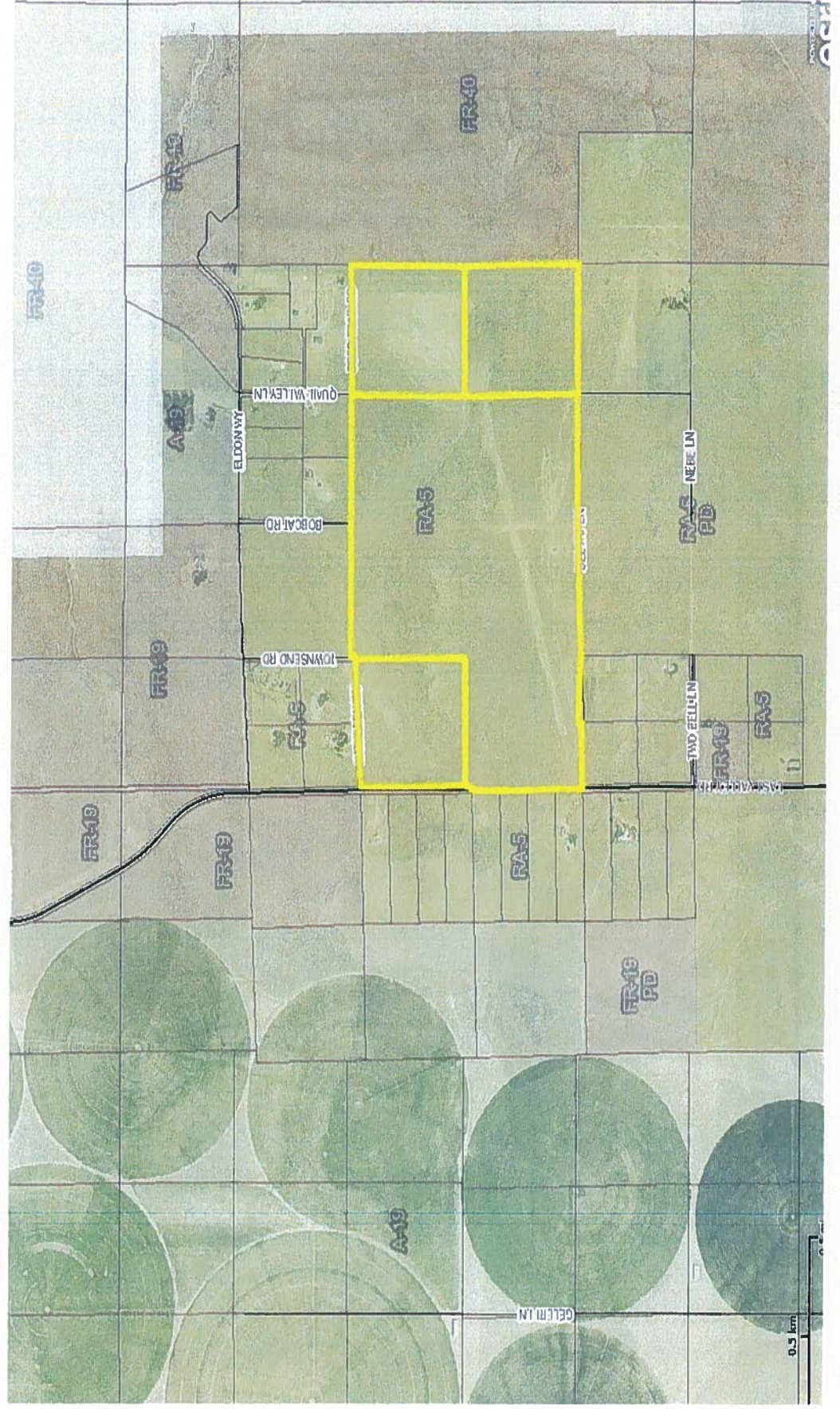
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Utilize 322 acres to establish a utility-scale solar energy facility producing up to 40 megawatts.

Project consists of access roads, solar panels, a tracking system, power inverters, transformers, a voltage collection system, a project substation, and a switching station.

Panels are proposed to be setback 400 feet from E. Valley Road, 175 feet from side property lines, & 140 feet from rear property line.

# Vicinity Map







# Planning Commission Review

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January 13, 2015

Planning Commission Review of SUP


Public Comment

10 speakers in opposition

1 speaker in support

Vote

4 – 1 (1 recused, 1 absent) for denial of the request  
based on the inability to make findings A or B.



# Findings A and B

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A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations.

*Planning Commission did NOT make this finding, citing East Valley Goal 1 and East Valley Policy 1.3 of the Master Plan.*

*EV Goal 1: "To preserve and enhance the character of the existing rural development in the East Valley community while establishing urban development that is compatible with the built and natural environments."*

*EV Policy 1.3: "Douglas County should plan for a buffer or transition area separating urban land uses from existing from existing rural residential use."*

B. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts.

*Planning Commission did NOT make this finding citing East Valley Policy 1.3 of the Master Plan, as well as issues with noise, glare, and the number of panels. The Commission also referenced that the Ordinance allowed this use in the RA zoning district based on a presentation that is could be located in the RA zoning district without impacting neighbors.*





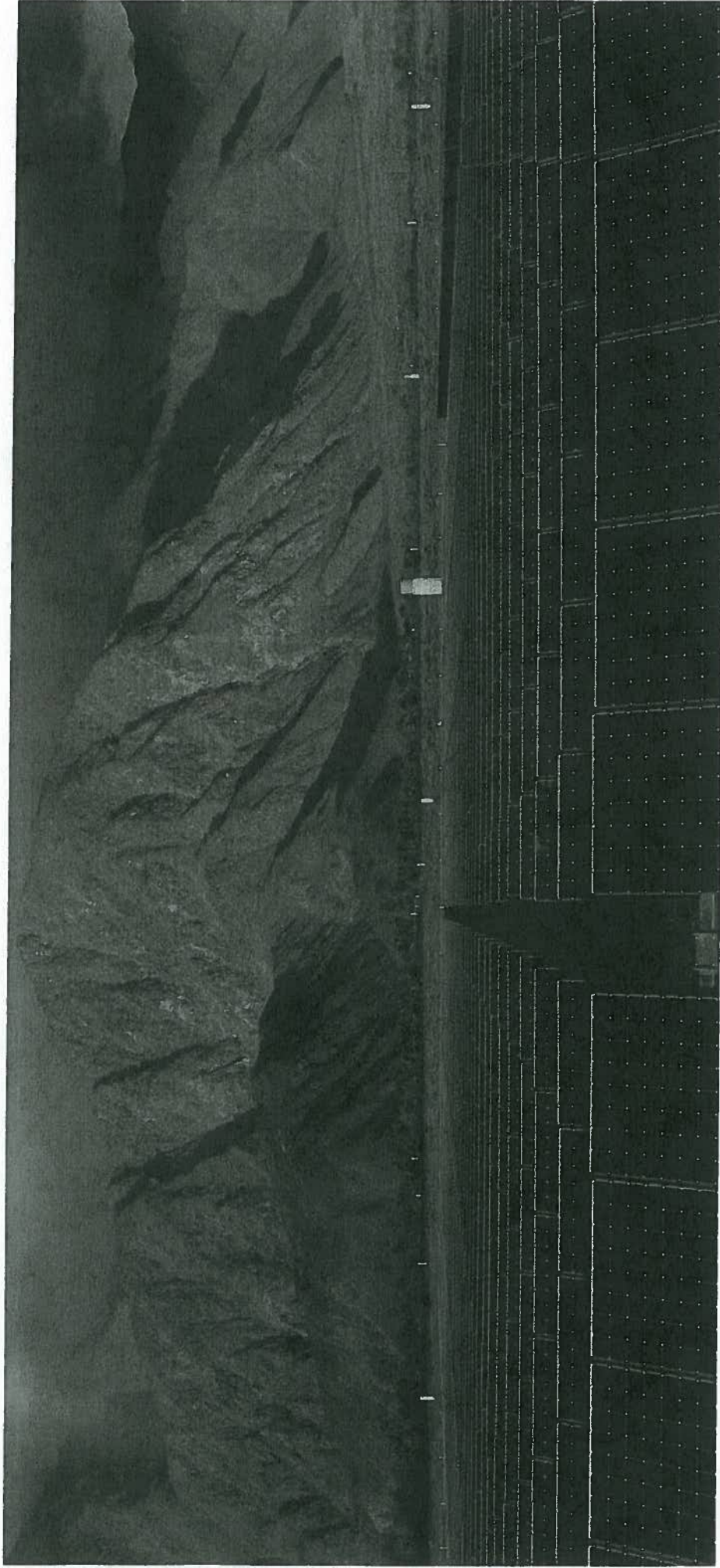
# Recommendation

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Uphold the decision of the Planning Commission, and deny the request for a Special Use Permit based on the inability to make Findings A or B of the Douglas County Code, Section 20.604.060 as the appropriateness of the use cannot be ensured at the location for specified reasons.







# Buckeye Creek Solar Project

Solar in Douglas County



EXHIBIT (for identification only)  
Filed Jan 31 2013  
By [Signature] Deputy

## The E.ON Difference

- One of the world's largest utilities and power generation companies with a strong focus on renewable energy development, project ownership and operation
- Since 2008, E.ON has invested \$10 billion in more than 5,000 MW in solar, wind, and other renewable energy projects in US and Europe
- E.ON has contracted and is commencing construction on 80 MW of PV projects
- E.ON finances all construction projects on its balance sheet, eliminating potential financing and schedule risk
- E.ON's solar PV team is vertically integrated with all resources required to manage construction, engineering, financing, interconnection, legal, operations, permitting and procurement in-house







## Presentation Outline

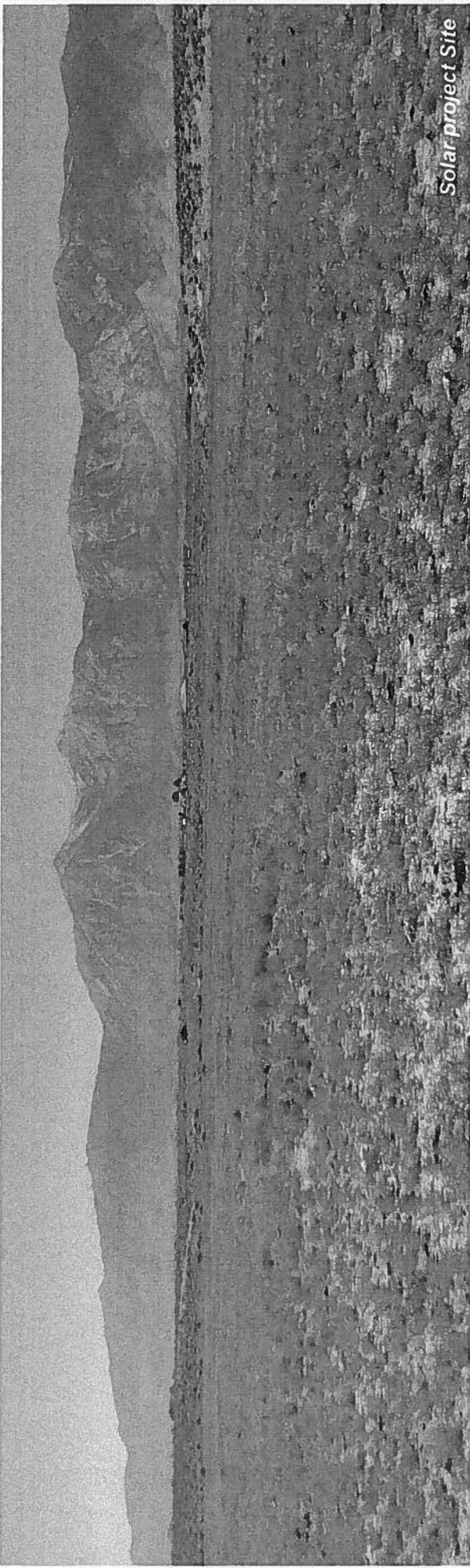
- Overview
- Siting / Zoning
- Construction / Operations
- Noise
- Visual Simulations
- Economic Benefits
- Legal Summary



*E.ON's Valencia Solar Project, Tucson AZ*

**e-on**

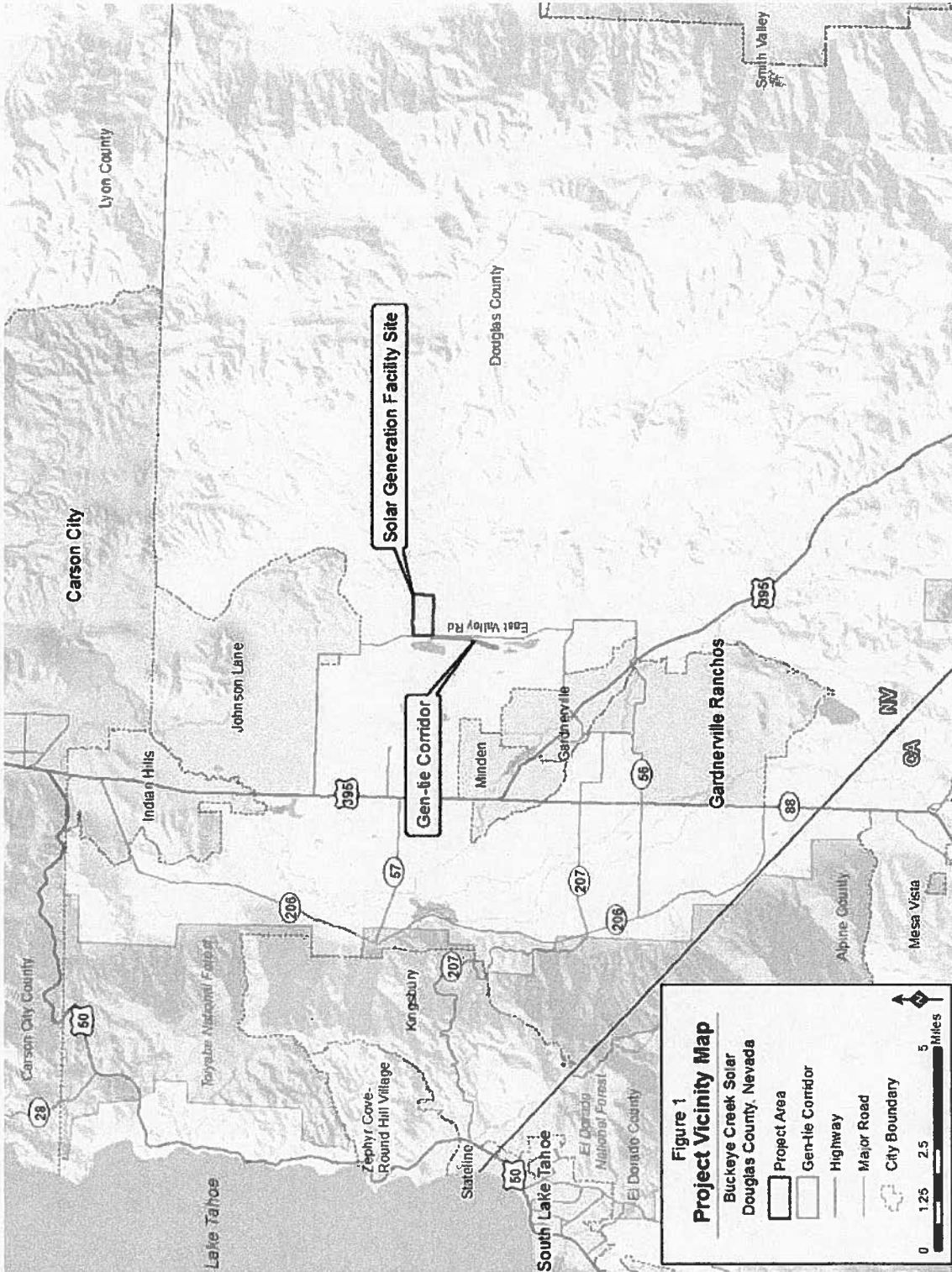
# Overview

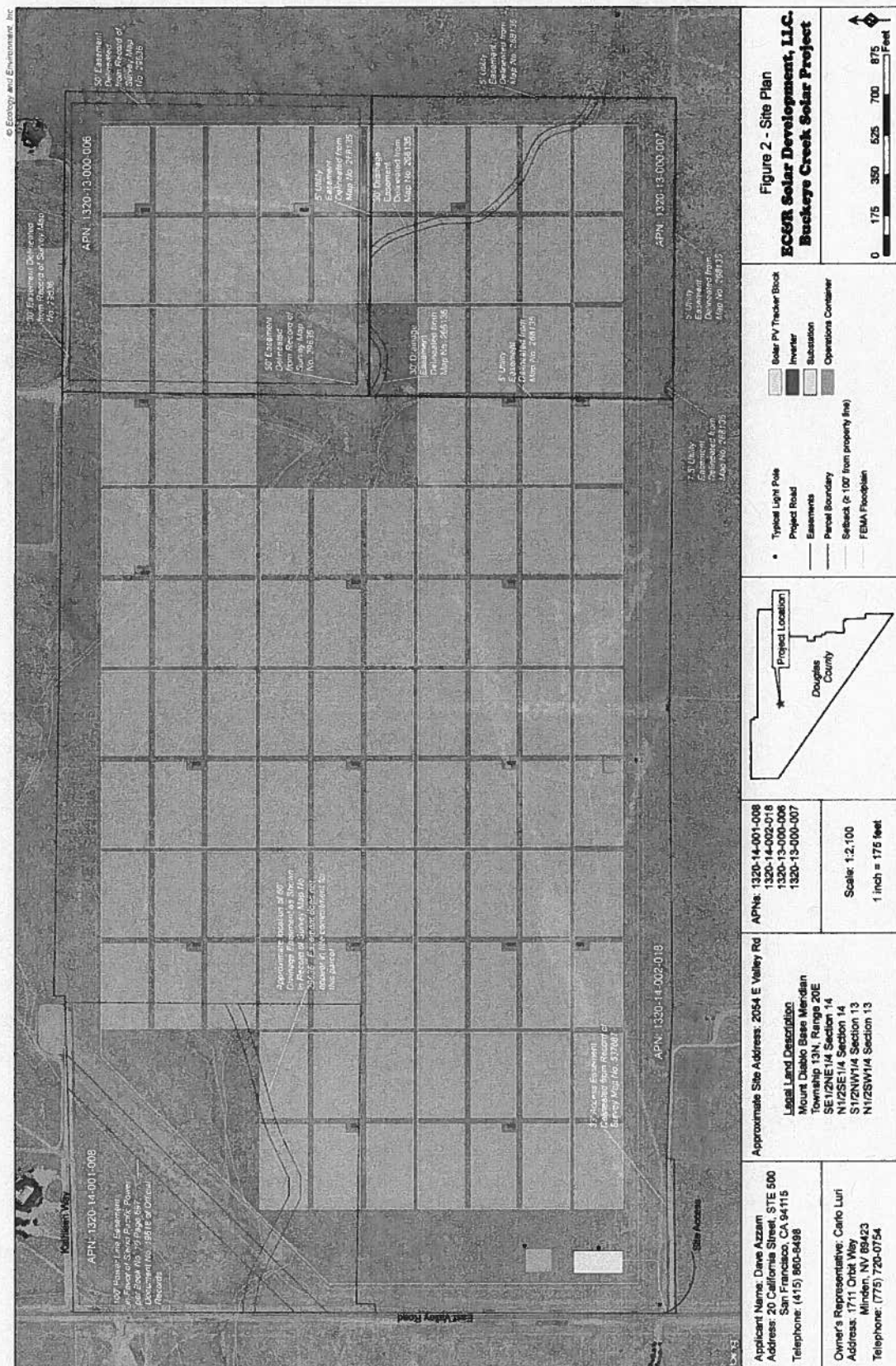


- Up to 40 megawatts of photovoltaic (PV) solar
- The Project site consists of about 324 acres split between four separate parcels owned by the Bently family
- Zoned RA-5
- Land use within the Project site consists of a historic landing strip and associated hangar, in addition to limited grazing
- Vegetation within the Project site consists largely of sagebrush semi-desert scrub













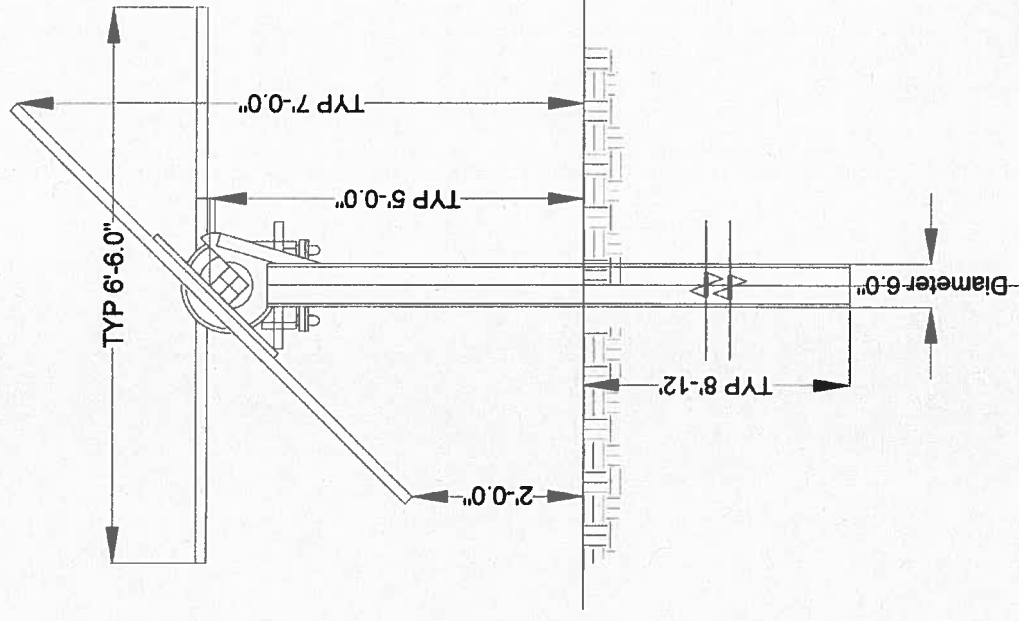
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## Current Zoning Compliance

### Consistent with approved County Code 20.668.260 for a Solar PV Facility:

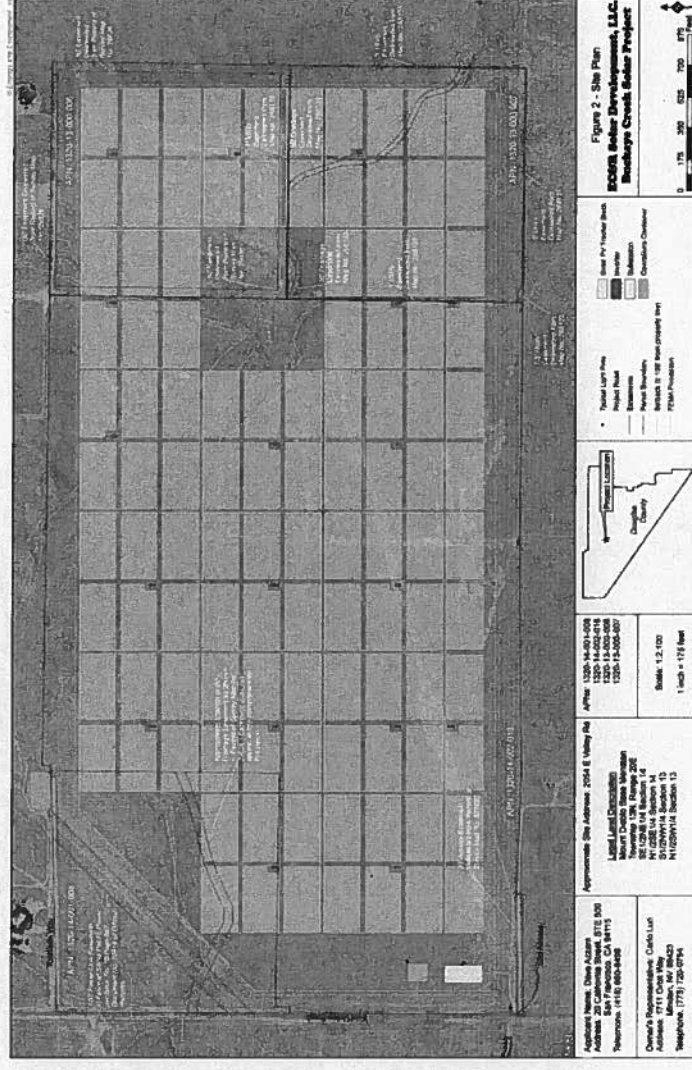
- Under 15 feet above ground level (7 feet)
- 100 setback from property line
- Exceeds 160-acre minimum
- FAA regulation compliance
- No nighttime lighting, aside from safety lighting
- Non-reflective surfaces
- Reclamation security
- Inspection fee



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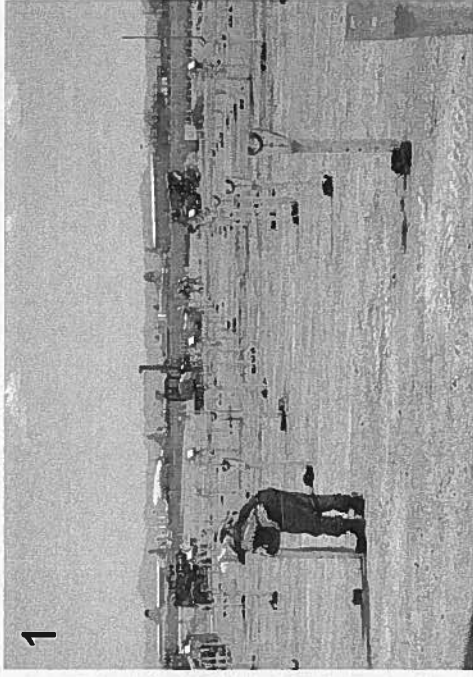
## Jan. 13<sup>th</sup> Staff Report Compliance

1. Design review approval prior to building or site development permit.
2. Fencing & lighting plan details. No chain-link fencing permitted.
3. Native landscaping between PV facility and property line.
4. Gravel on interior access road to mitigate dust.
5. Dust control plan.
6. Maximum noise level at property line will not exceed 60 dBA.

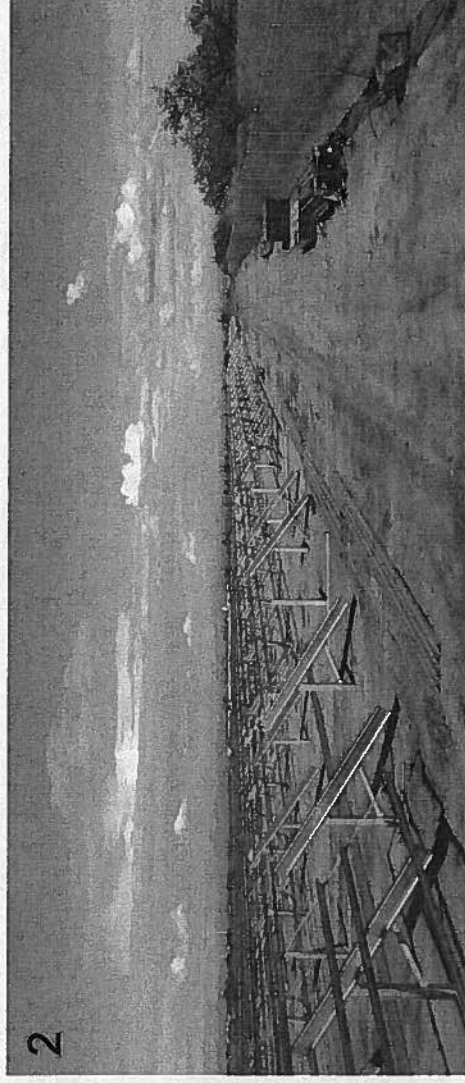
**Based on the ability to make the required findings, Staff recommended approval subject to conditions above.**



# Construction



1



3

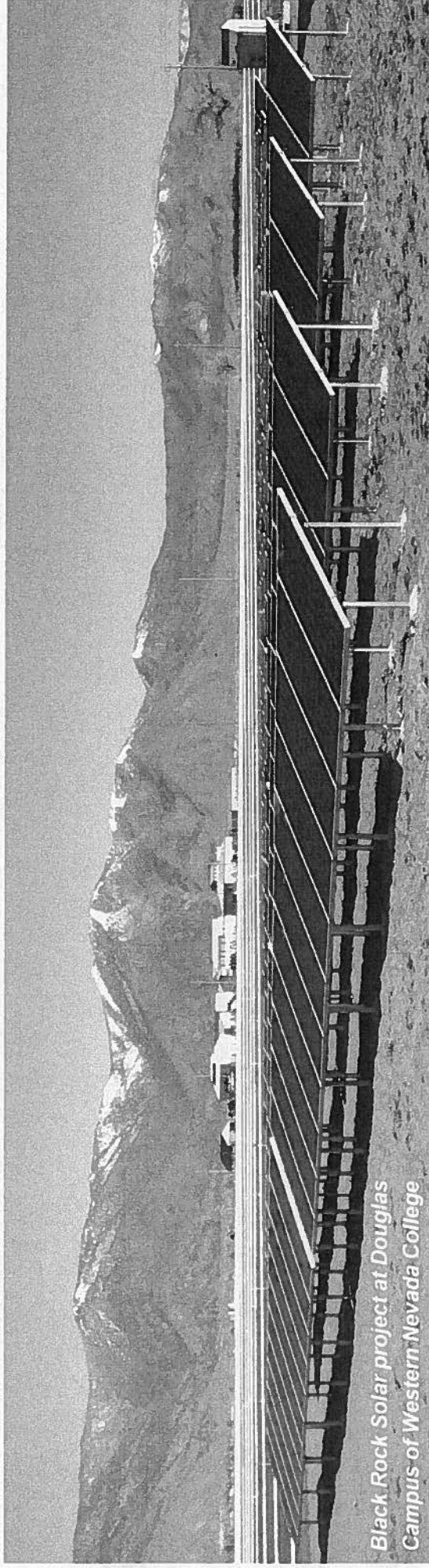
- Minimal grading and compaction
- External source for construction water
- Equipment installation
  1. Posts
  2. Trackers
  3. Panels
- 10-12 month build schedule
- Dust control mitigation

*Construction of various E.ON Solar Projects*

**e-on**



# Operations & Maintenance



## OPERATIONS

- Operate during the day (typ. 6am to 6pm)
- One full-time employee
- Routine site/component maintenance outages (coordinated with utility)
- As-needed maintenance and repair technicians

## MAINTENANCE

- 24/7 Monitoring
- Equipment warranties and service agreements
- E.ON will maintain spare parts inventory to minimize down time
- PPA/IA requirements fulfilled
- Dust control mitigation

**e-on**

# Operational Noise

Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet fly-over at 1,000 feet (300 meters)	110	Rock band
Gas lawn mower at 3 feet (1 meter)	100	
Diesel truck at 50 feet, at 50 mph (80 km/h)	90	
Noisy urban area, daytime gas lawn mower at 100 feet	80	Food blender at 3 feet
Commercial area heavy traffic at 300 feet	70	Vacuum cleaner at 10 feet
Quiet urban daytime	60	Normal speech at 3 feet
	50	Large business office dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library
Quiet rural nighttime	20	Bedroom at night, concert hall (background)
	10	Broadcast/recording studio
Lowest threshold of human hearing	0	Lowest threshold of human hearing

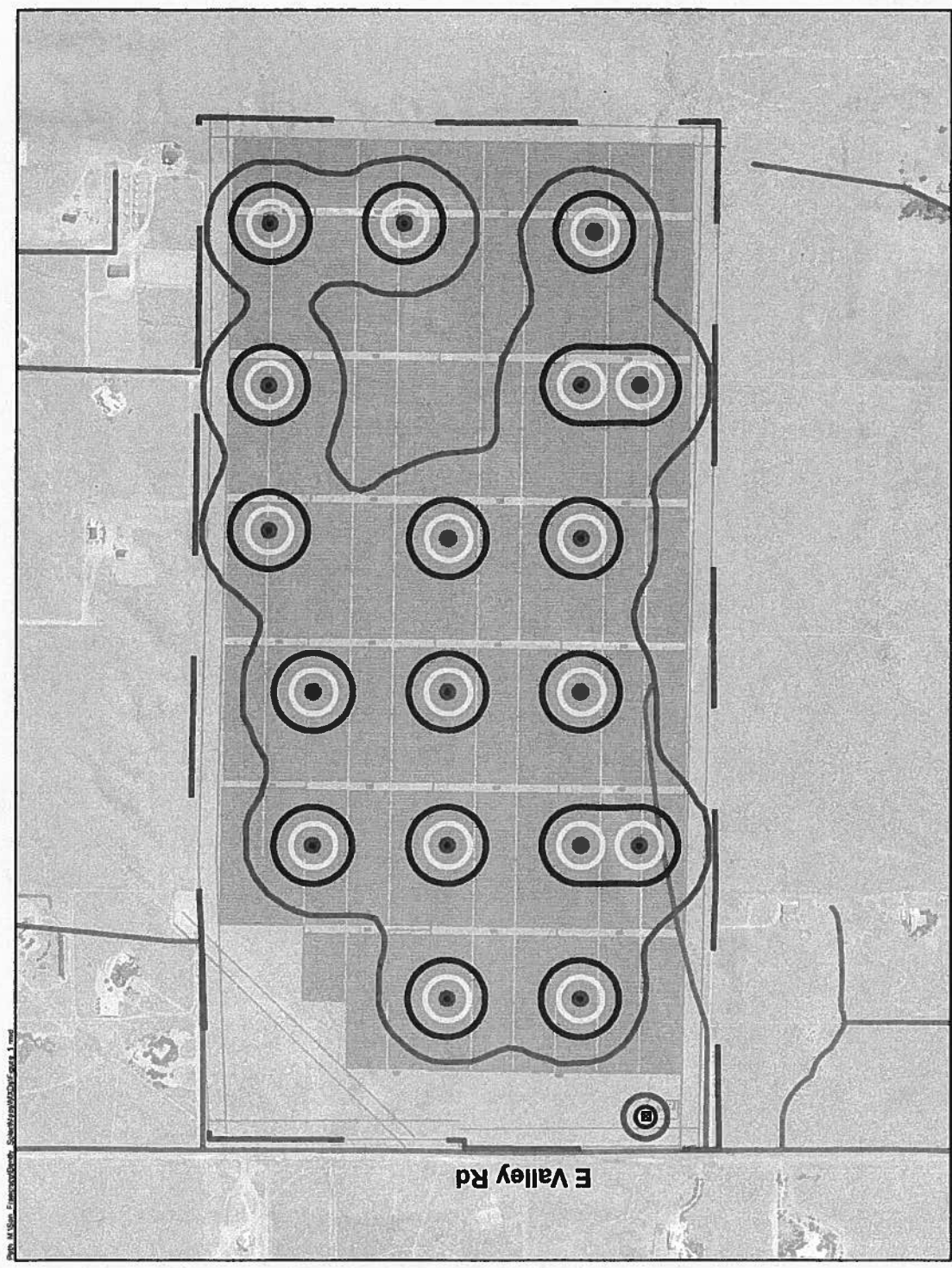
Source: Caltrans 2009

Sound Level Contribution at Adjacent Properties

Receptor Location	Inverter/Transformer Location		Distance (meters)	Sound Level (dBA)	Exceeds 60 dBA Limit
	Latitude	Longitude			
Bobcat Road	38.992986	-119.69058	141.3	40.0	
	38.993036	-119.691416	231.0	35.7	
Inverter/transformer Combined Sound Level Contribution				41.5	NO
Quail Valley Lane	38.993036	-119.691416	195.5	30.4	
	38.992986	-119.69058	268.2	28.6	
Inverter/transformer Combined Sound Level Contribution				32.6	NO

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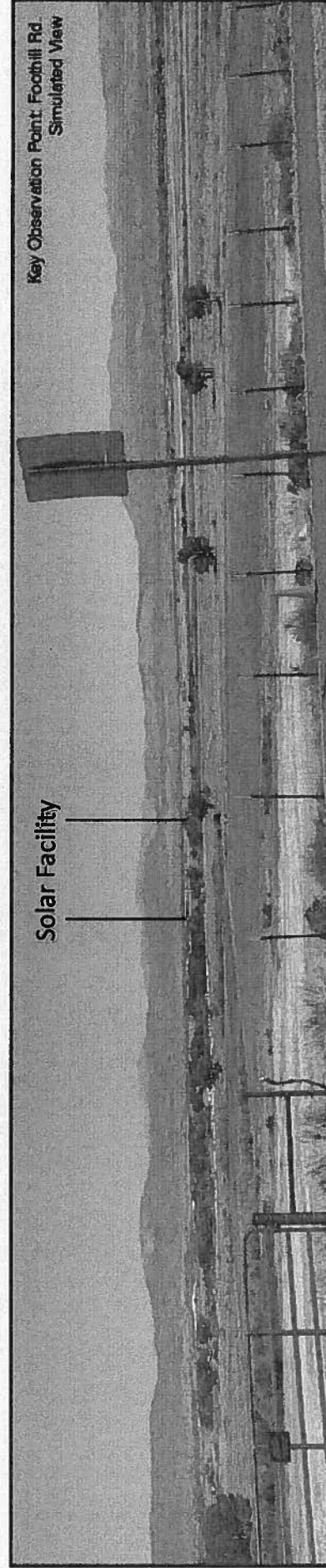
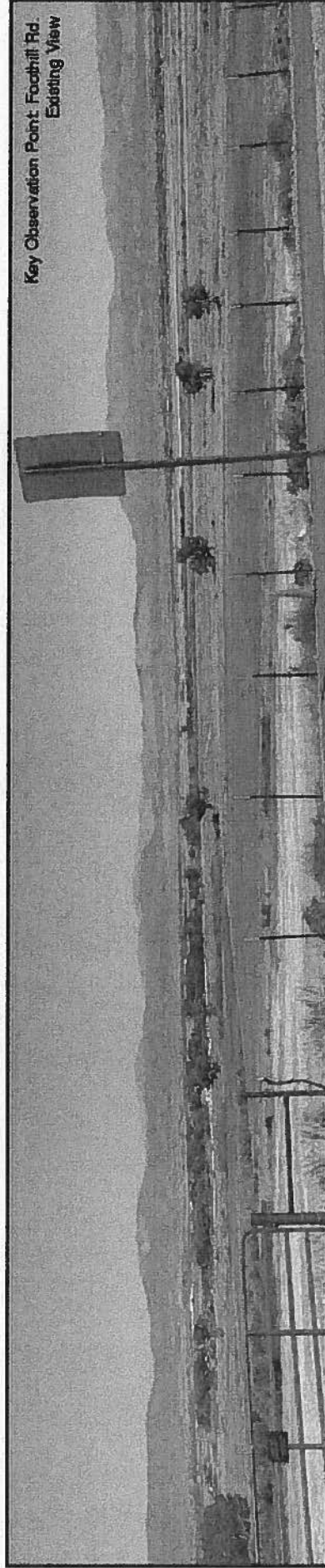




Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, Outmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

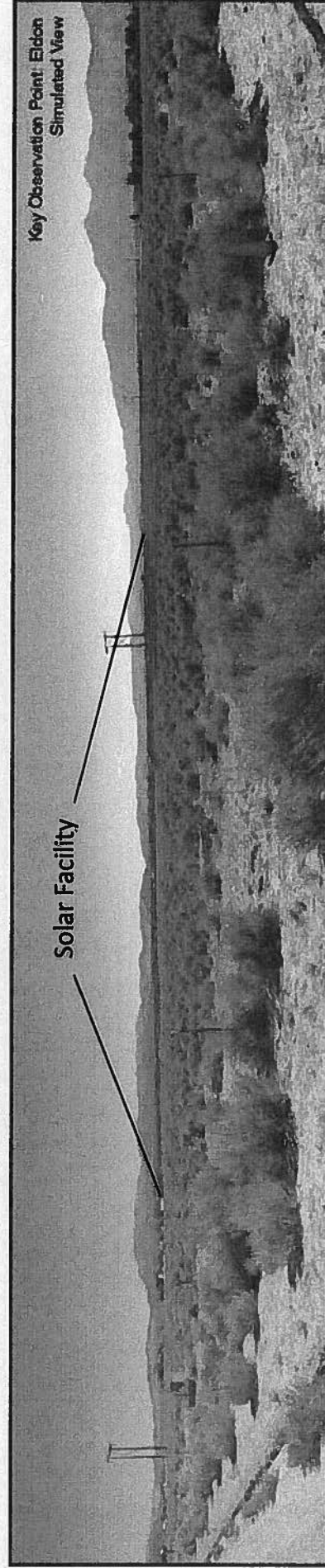
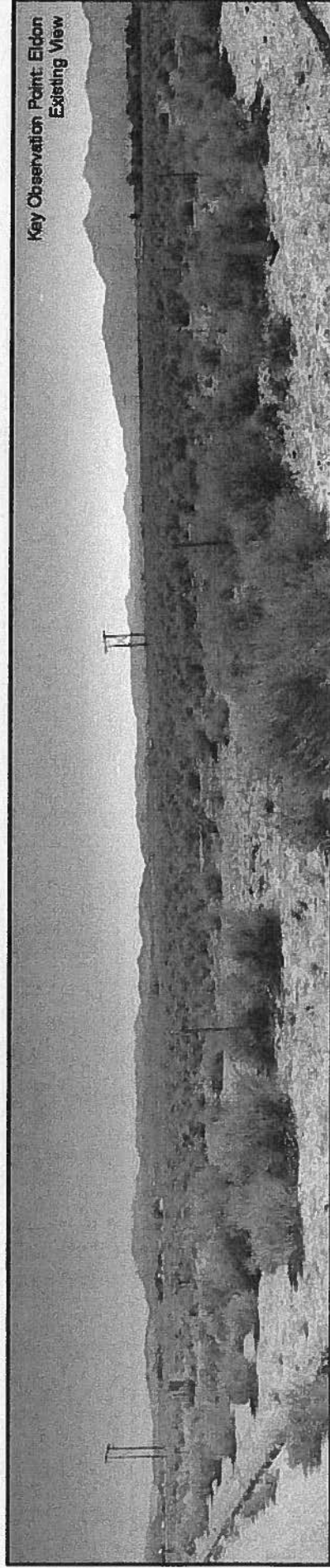
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# Simulation of Constructed Project



e-on

# Simulation of Constructed Project

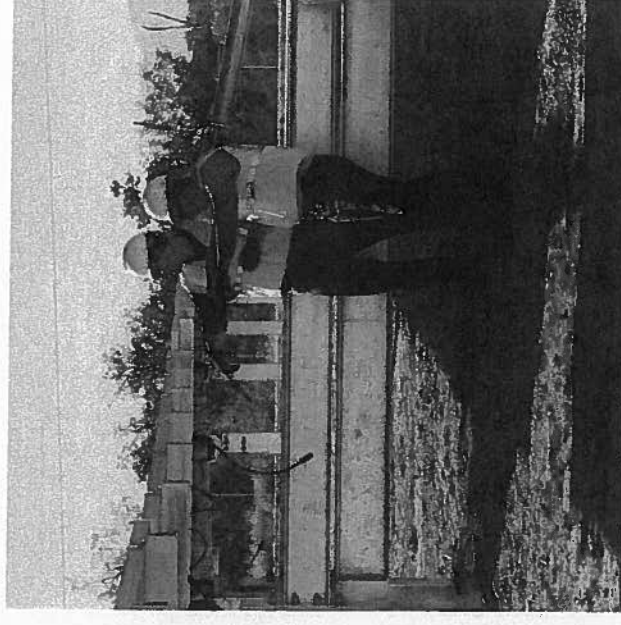


e-on



# Economic Benefit to Douglas County

- # of Jobs Created during Construction: 200
  - Increased local revenue to hotels, restaurants, stores
- Estimated tax revenue for full project build out
  - High end  $\approx$  \$9M for 30 years or \$300K/year
  - Low end  $\approx$  \$7.5M for 30 years, or \$250K/year
  - Figures represent sales and real property tax, and variable property tax rate



*E.ON's Valencia Solar Project, Tucson AZ*

**e-on**

## Legal Memo Summary

### **DCC 20.664.260 Comprehensive Solar Project Regulatory Scheme**

- Proactive comprehensive regulatory scheme specifically designed and adopted to ensure conformance with master plan and compatibility with surrounding residential uses
- Detailed Design and Development standards
  - Prevent unreasonable visual impacts
  - Establish objective standards for lighting, glare, noise, height, sizing, setbacks, project size, panels, native species
- Ensure compatibility with surrounding residential uses
- Promote public interest, health, safety
- Ensure preservation of community appearance and design

## Legal Memo Summary

### **DCC 20.604.060 Special Use Permit Findings**

- Project is a permitted use with a special use permit
- SUP findings set forth in Section A through H of DCC 20.604.260
  - Are there unique issues with topography or configuration of specific site?

### **All SUP Findings Can All Be Made On This Project**

- Project is in permitted zoning district and is compatible with and preserves the integrity of adjacent development through its compliance with the comprehensive design standards in DCC 20.664.260 and the additional site-specific conditions proposed by Staff



## Legal Memo Summary

### DCC 20.604.060 Special Use Permit Findings

**Special Use Permit Finding A:** *The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan and the general purpose and intent of the applicable district regulations.*

#### **The Project is consistent with and furthers Master Plan in Satisfaction of Finding A.**

- Master Plan requires support of renewable energy generation
  - Douglas County should be a “Test bed for environmental innovation”
  - Sponsor green entrepreneurship
  - Rebrand the region as “green”
  - Encourage redevelopment and promote efficient development
- Project furthers ERC Goal 15 and ERC Policy 15.1
  - Encourage use and incentivize green energy resources
  - Douglas shall support development of solar energy projects
  - Foster and “grow clean energy industry”
- Furthers at least 4 goals and 10 policies in Master Plan which encourage development of clean energy industry.

## Legal Memo Summary

### **DCC 20.604.060 Special Use Permit Findings**

**Special Use Permit Finding A:** *The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan and the general purpose and intent of the applicable district regulations.*

#### **The Project Complies with DCC 20.664.260 and Furthers Intent of Regulation in Satisfaction of Finding A.**

- Comprehensive Regulatory Scheme designed to insure conformance with Master Plan, including all EV policies and goals
- Conforms with Master Plan and EV policies and goals as matter of law
- Specifically tailored to ensure compatibility of solar projects and residential uses
- Specifically allowed in RA-5 zoning and conforms to EV Goal 1 and EV Policy 1.3
- Project meets or exceeds all design and development standards in DCC 20.664.260 and applicable regulations

The logo for e-on, featuring the lowercase letters "e-on" in a white, sans-serif font on a dark rectangular background.

## Legal Memo Summary

### DCC 20.604.060 Special Use Permit Findings

**Special Use Permit Finding B:** The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modification either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts

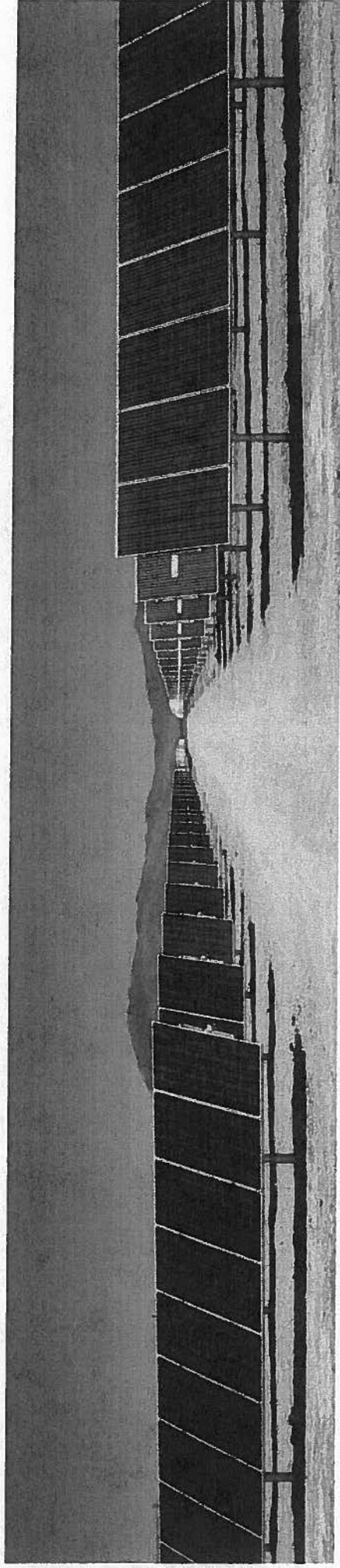
### Finding B is Clearly Satisfied Through Compliance with DCC 20.664.260 and site specific SUP Conditions Imposed on the Project

- Permitted Use in RA-5 Zoning
- Specific purpose and intent of DCC 20.664.260 is to ensure compatibility with surrounding uses and preservation of neighborhood character
  - Detailed policy
  - Unit height, illumination, non-glossy finishes, non-reflective films
  - Setbacks, unit height, earth tone colors
  - Locations: RA-5, large contiguous acreage
- DCC 20.664.269 specifically adopted to address and resolve types of objections raised here through objective design criteria
- Project meets or exceeds all design and development standards in DCC 20.664.260 and site specific SUP conditions



# The Buckeye Creek Solar Project

- Enhances property use
- Increased tax revenue
- Compatible with current zoning
- Limited impacts to biological resources
- Positive economic impact to County
- Well-maintained site



***E.ON is eager to work with Douglas County to  
develop the Buckeye Creek Solar Project***

**e-on**

Thank You



**Christina M. Cazares**  
E.ON Climate & Renewables North America, LLC  
[christina.cazares@eon.com](mailto:christina.cazares@eon.com)

**Erec DeVost**  
Ecology & Environment, Inc.  
[edevost@ene.com](mailto:edevost@ene.com)

**e-on**

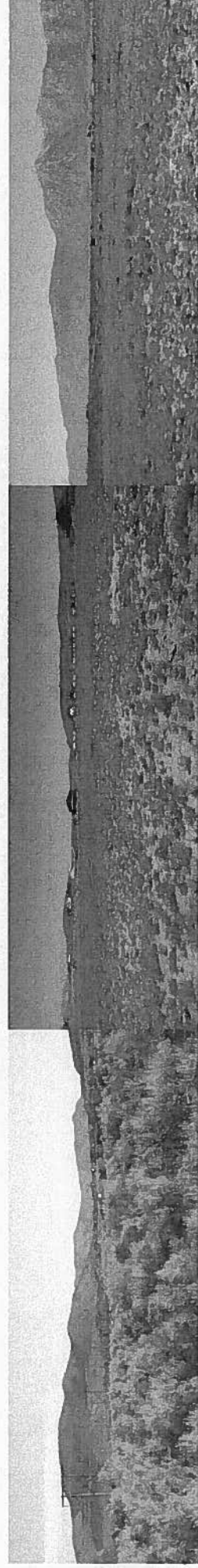
# Resources



Stick nest

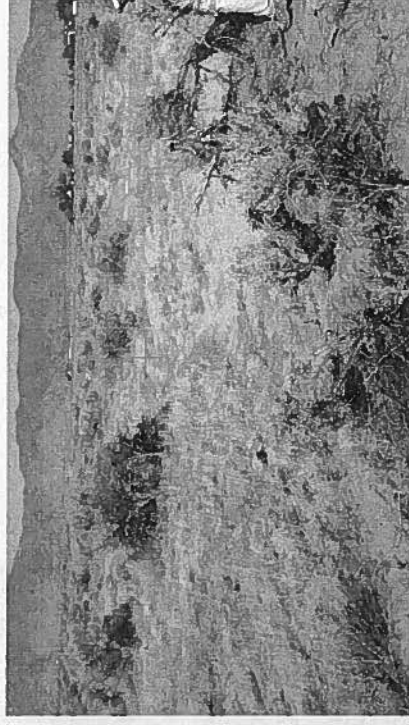
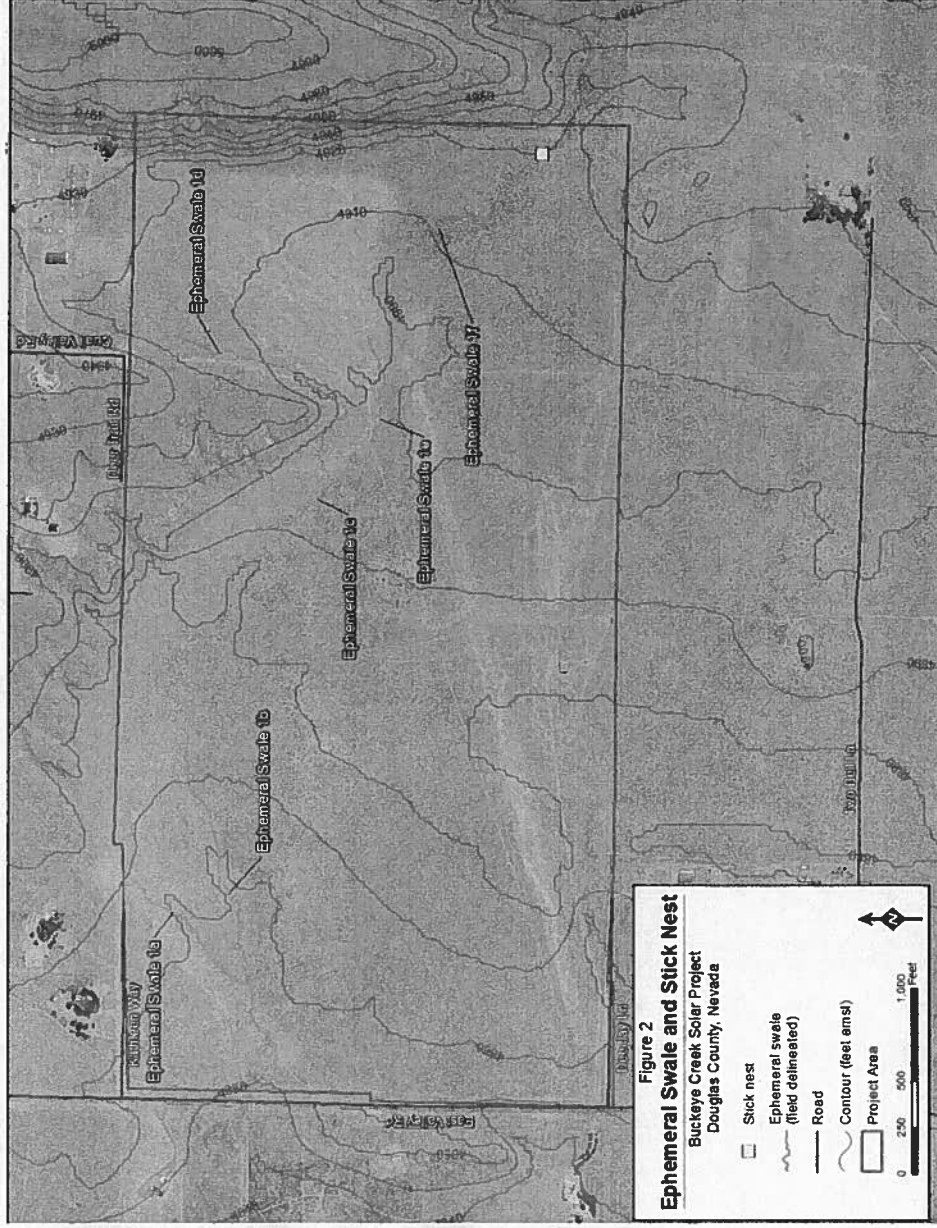


Desert horned lizard (*Phrynosoma platyrhinos*)





# Ephemeral Swales



Observation Point 1: Ephemeral Swale 1b Downstream (Facing West)



Observation Point 1: Ephemeral Swale 1b (Facing East)

February 26, 2015

BOCC, JIN, LP

RECEIVED

FEB 27 2015

Dear Commissioner Johnson,

Douglas County Manager

My name is Kelly Holt and I am writing to you in regard to the Solar Facility being proposed to you on March 5, 2015.

This project is adjacent to our home that I and my husband have lived in for 24 years.

When we bought our property in 1990, and like the other 19 homeowners affected by this project, we chose a RESIDENTIAL area that had large lots, open space, and quiet majestic views of the valley and both mountain ranges. We did not buy near a commercial or industrial area nor were there any proposals for any at the time.

Title 20.01.020 of the Consolidated Development Code; General Provisions; Consistency with the Master Plan states: The board of county commissioners finds and declares that this title is adopted to promote the public interest, health, safety, morals, convenience and general welfare; to preserve recognized values of historic and community appearance, charm and character; to safeguard and enhance property values; to avoid undesirable concentrations of population; to prevent overcrowding of land; and to provide the economic and social advantages gained from a comprehensively planned use of land resources.

I believe it is your duty to preserve our recognized community appearance, charm and character and to safeguard and enhance our property value. A 325 acre solar farm across the street from my home will only degrade the value. Do 15 foot high solar panels and high chain link fences with barbed wire tops preserve our views? No. Do 1,000 moving solar panels preserve the character of our community? No. Will my property value be enhanced? No, definitely not.

The search for information regarding property devaluation has been difficult. Solar facilities are popping up all over the country, mostly small scale facilities consisting of 20 or fewer acres and the large ones have been located in more remote locations not next to homes. All of the locations are so new that there isn't any data involving sales. So it stands to reason that common sense must be used. A dramatic change in views and privacy of a property would injure property value. Let me give you an example using common sense. You are a home buyer about to spend over \$500,000 on your dream home in the country with acreage to raise animals. You have narrowed your search to two properties. Each is exactly the same in every way, except, one is beside sage farmland with cows grazing and the other is beside a 325 acre solar facility. Which one would you choose? I would choose the cows.

As part of the special use permit process, the first finding states that the proposed use at the specified location is consistent with the policies embodied in the adopted master plan. LU Policy 2.4 states that Douglas County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment. Again, it is your duty to protect our neighborhood from negative impacts like a solar facility.

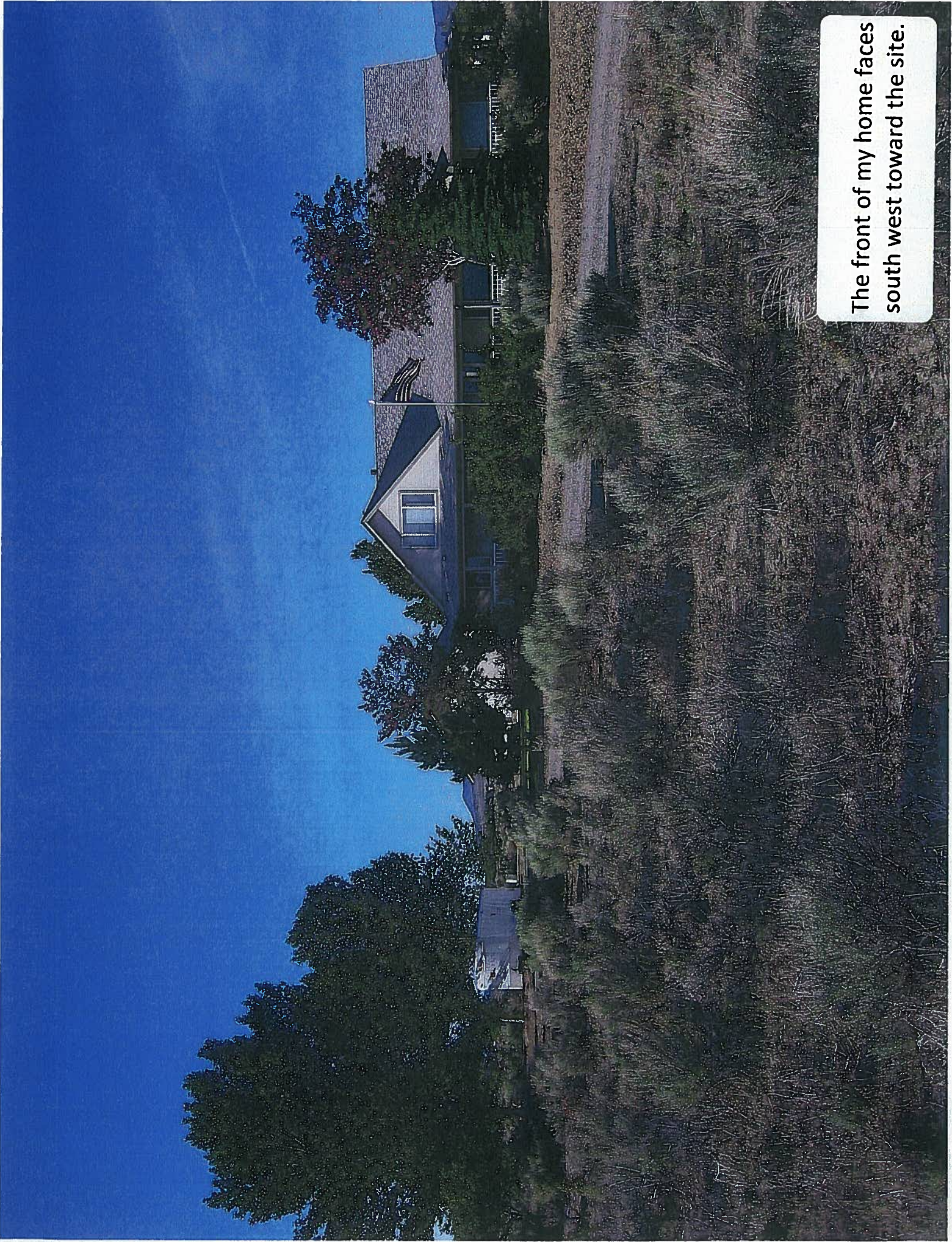
A solar facility that sells power for profit is a commercial / industrial use which is not compatible with this residential area. This land is zoned for residential.

Another land use policy that I believe is relevant is LU Policy 3.4 which states that Douglas County shall only approve special use permits that are consistent with the Future Land Use map. Our neighborhood is designated Rural Residential, not commercial.

This East Valley area is not compatible with commercial uses. The East Valley Community Plan in the Land Use Element of the Master Plan states that goal 1 is to preserve and enhance the character of the existing rural development in the East Valley community. It also states in EV Policy 1.3 that Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use. A 100 foot setback is not an acceptable buffer when we all have 10+ acre parcels. The proposed site also rises in elevation from my property and also East Valley Road, so trees would have to be very high to hide it.

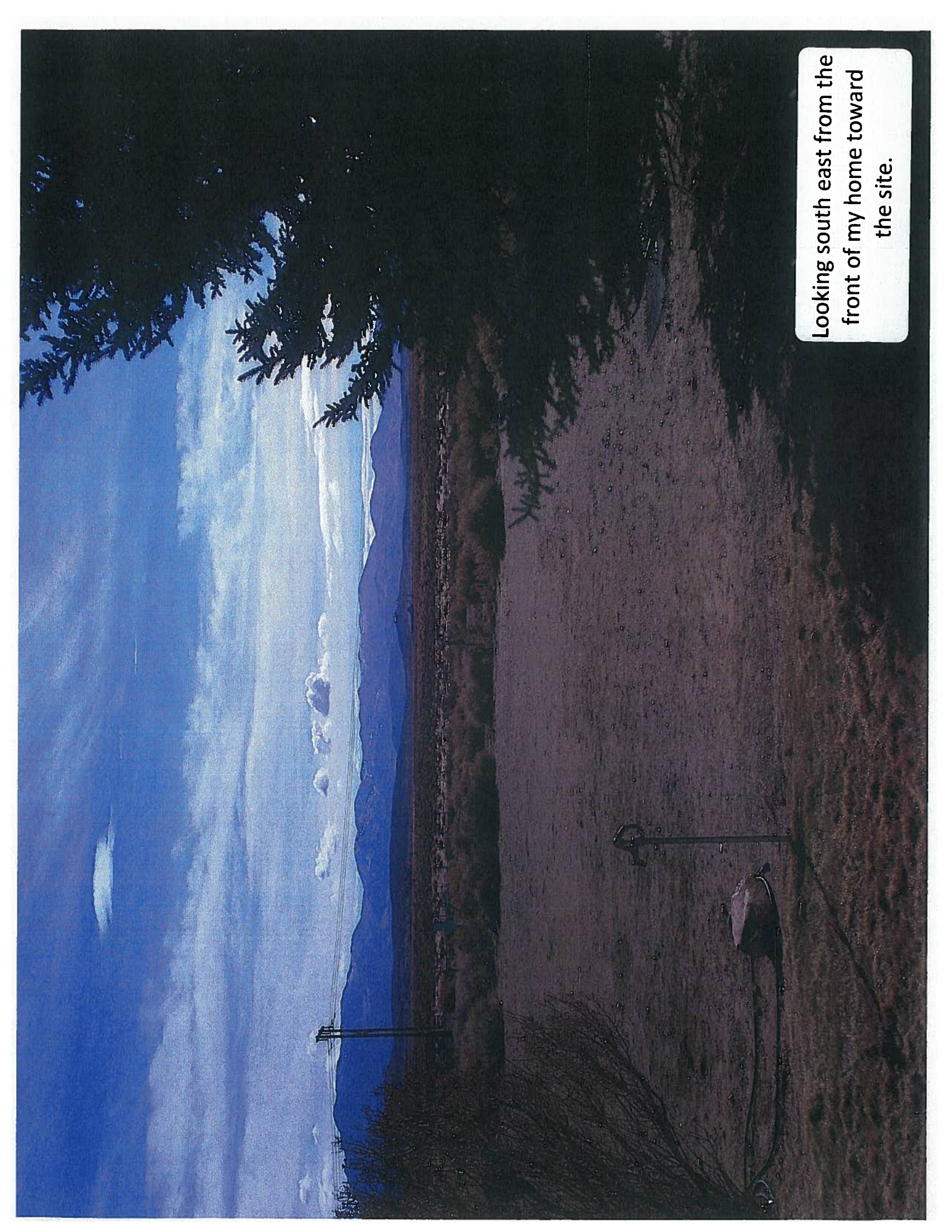
#17





The front of my home faces south west toward the site.

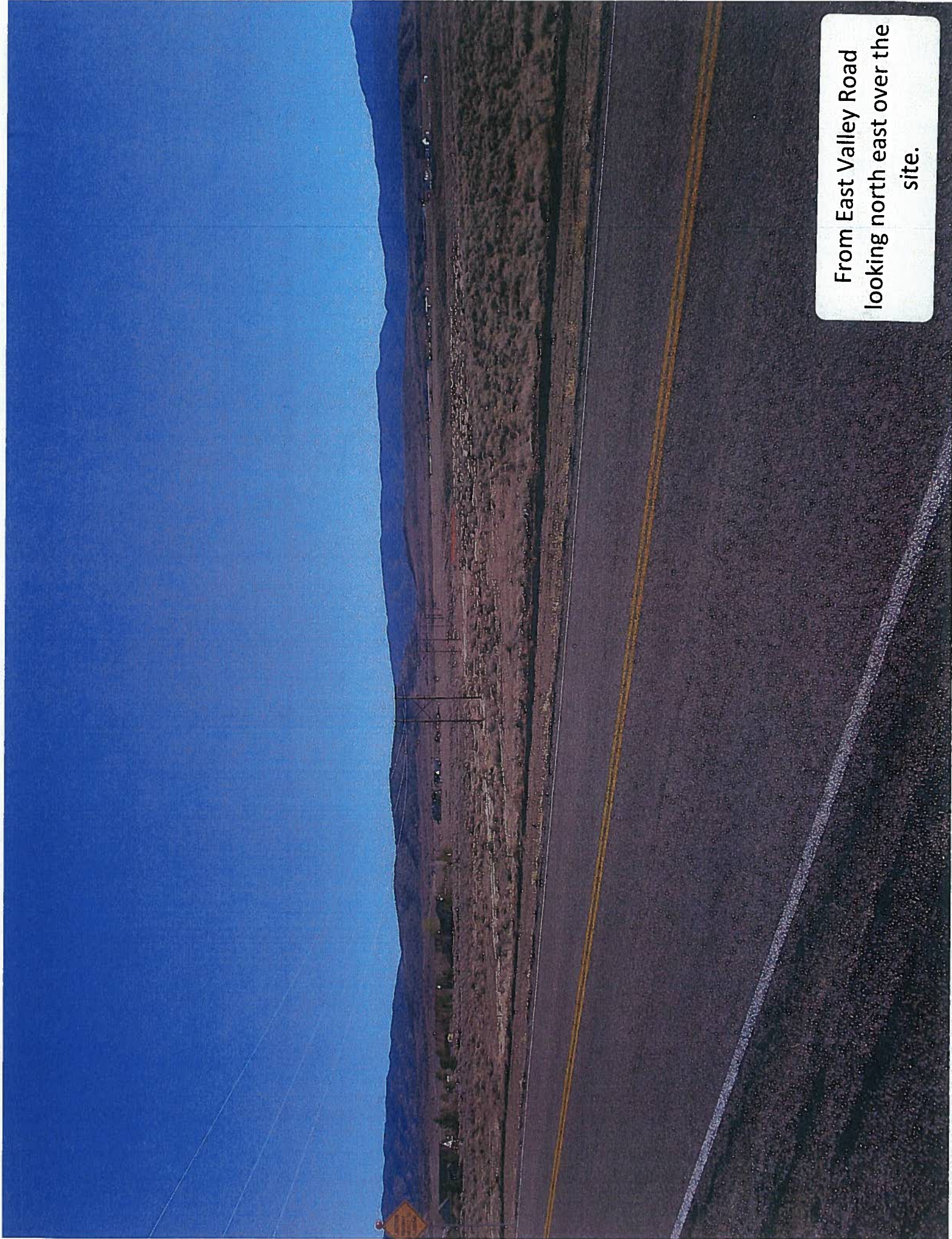


A landscape photograph taken from a dirt road. In the foreground, a dark, gravelly dirt road leads into the distance. To the left, the dark, silhouetted branches of evergreen trees frame the view. In the middle ground, a dirt road or path stretches towards a range of mountains. The mountains are partially covered in snow or light-colored rock, with some peaks appearing more prominent than others. The sky is filled with soft, white clouds against a pale blue background. A utility pole with power lines is visible on the left side of the road in the middle ground. The overall lighting is soft, suggesting an overcast day.

Looking south east from the  
front of my home toward  
the site.

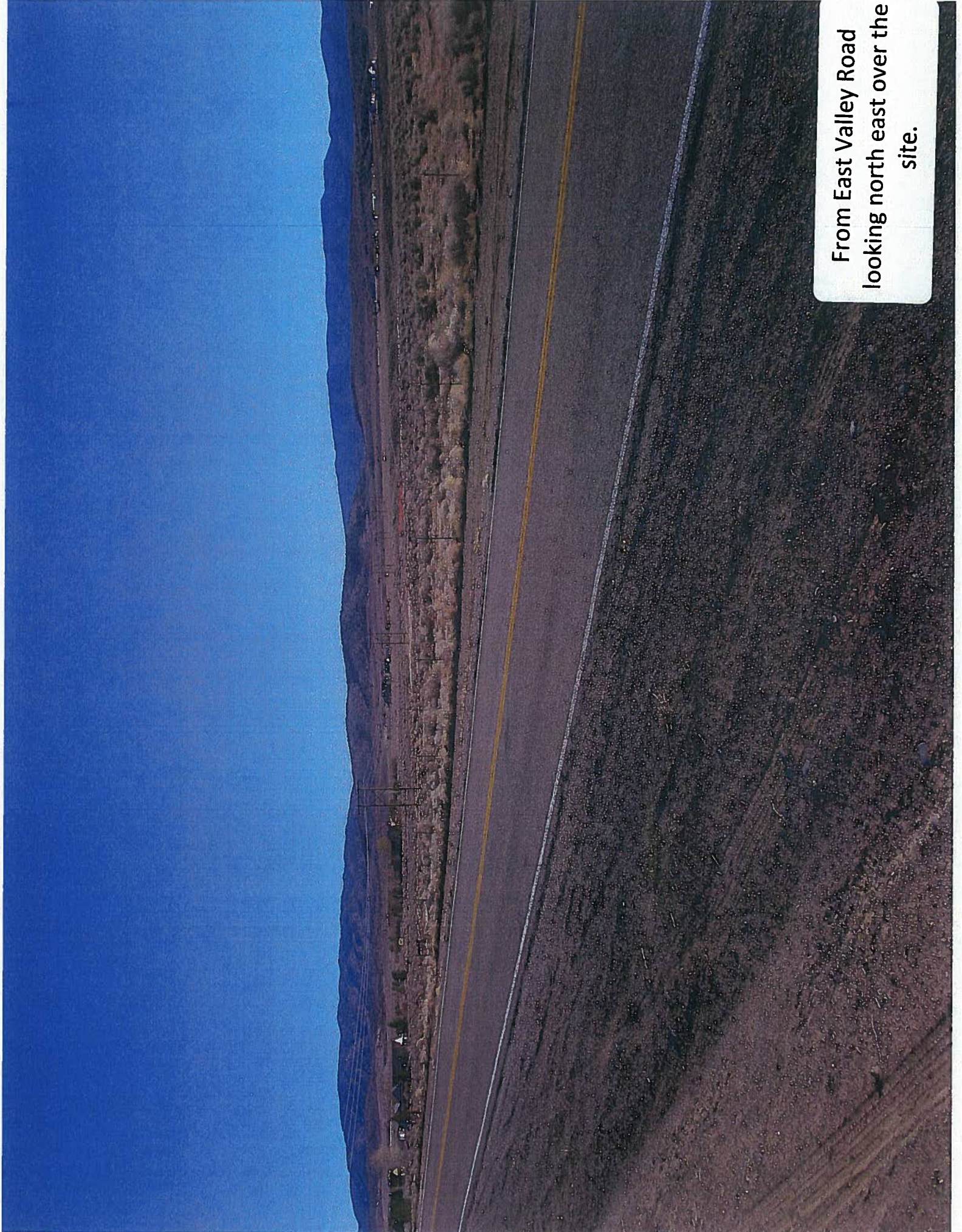


From East Valley Road  
looking north east over the  
site.



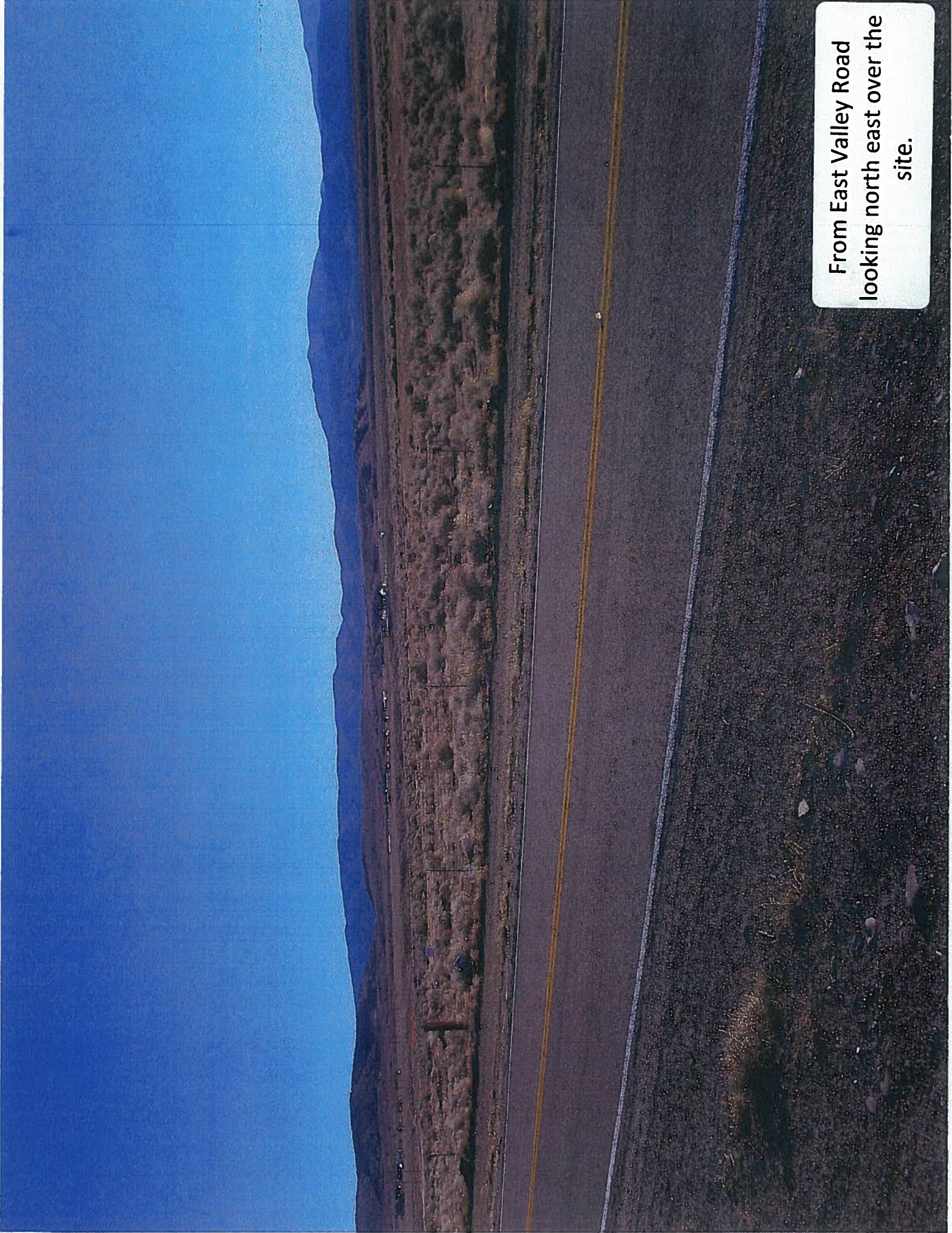


From East Valley Road  
looking north east over the  
site.

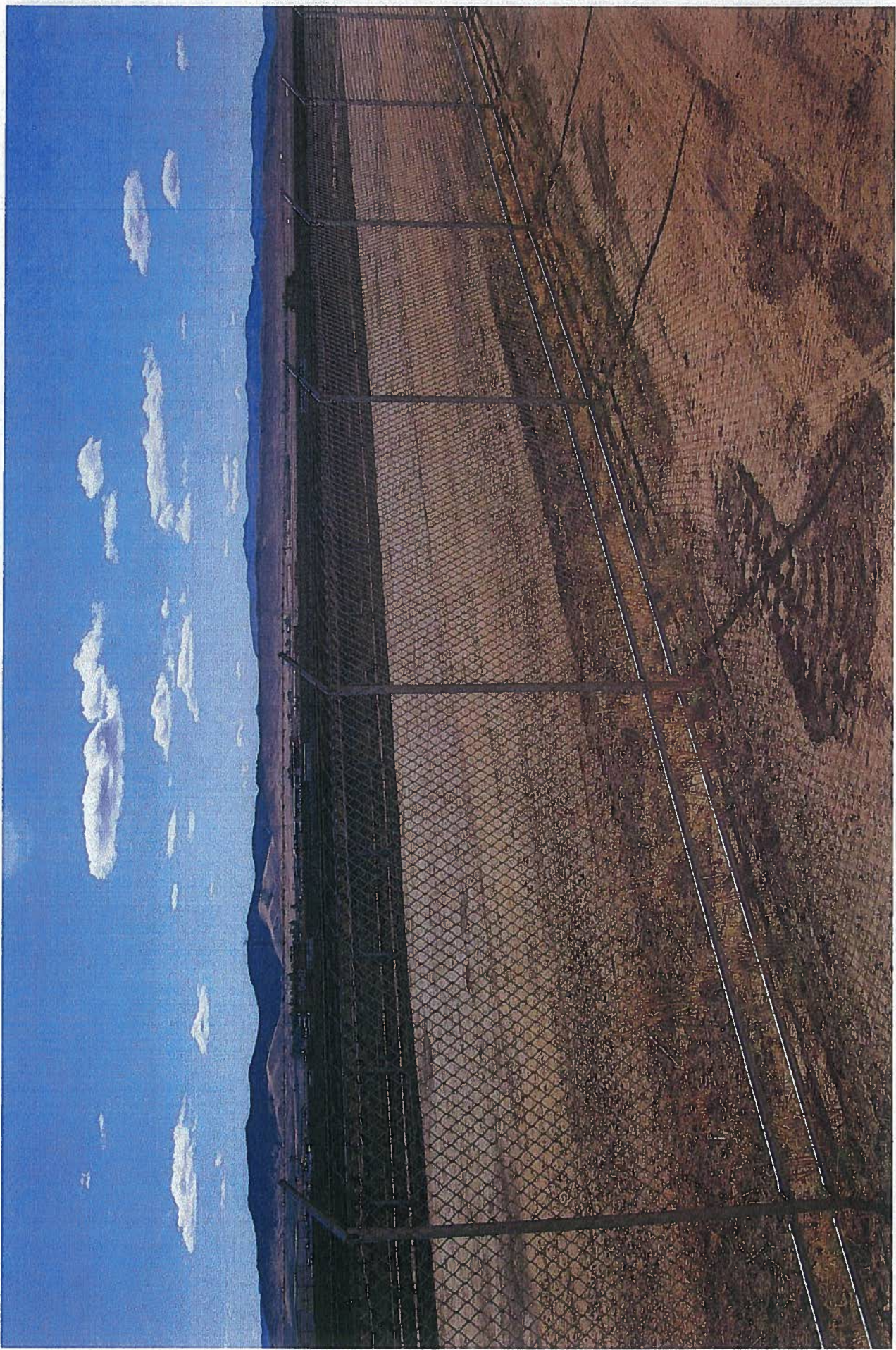




From East Valley Road  
looking north east over the  
site.

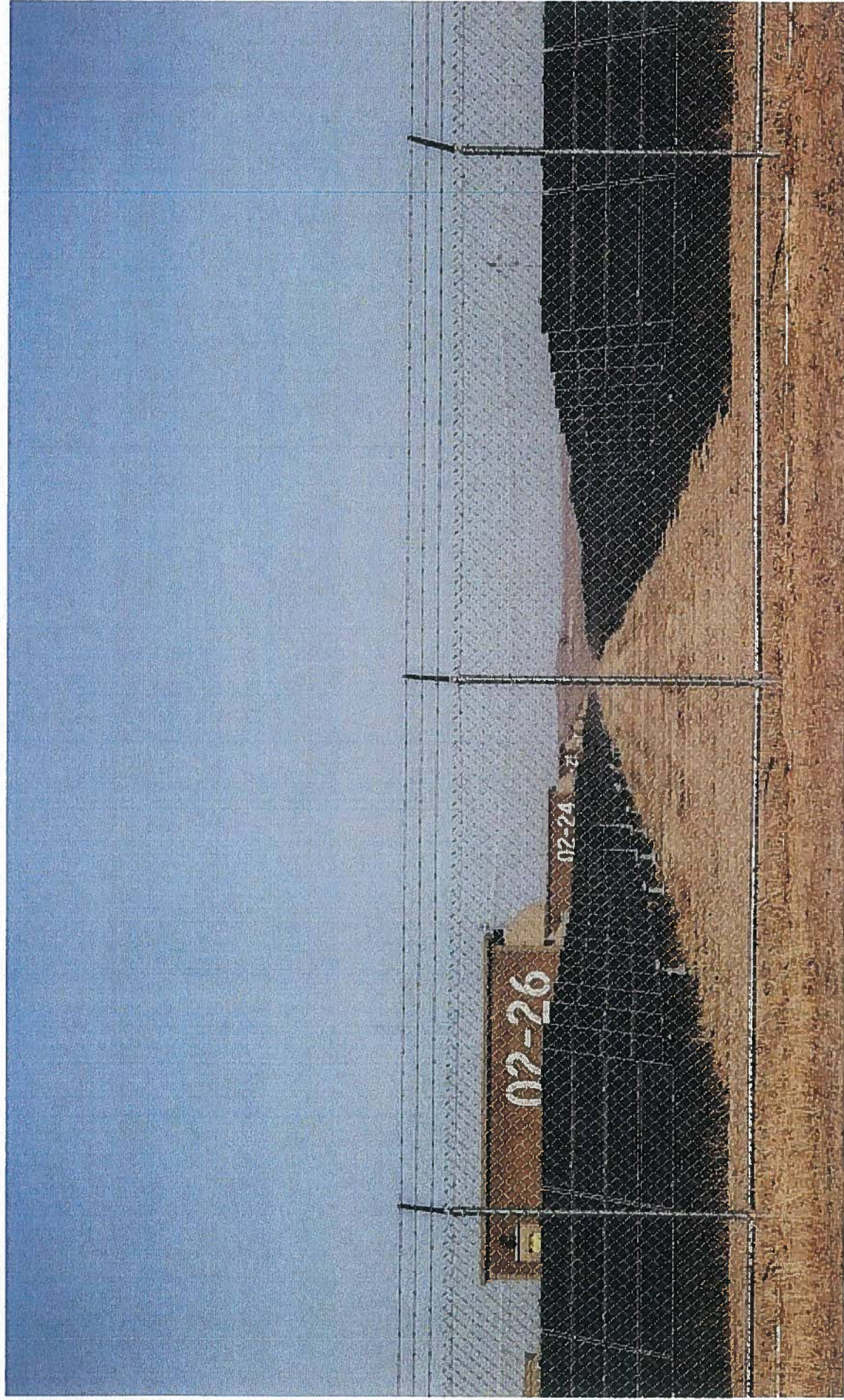






Potential new views from  
my home!

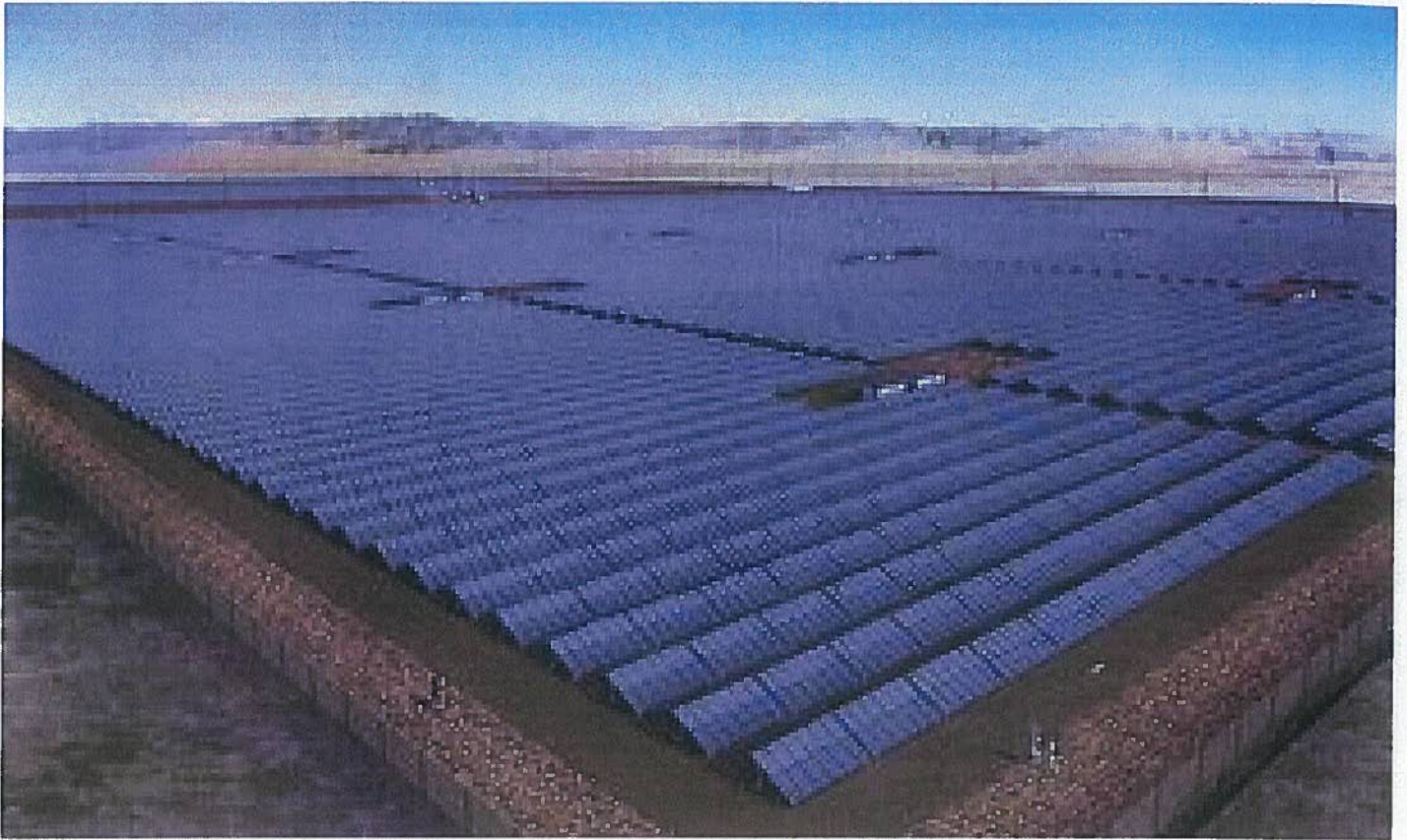




Potential new views from  
my home!



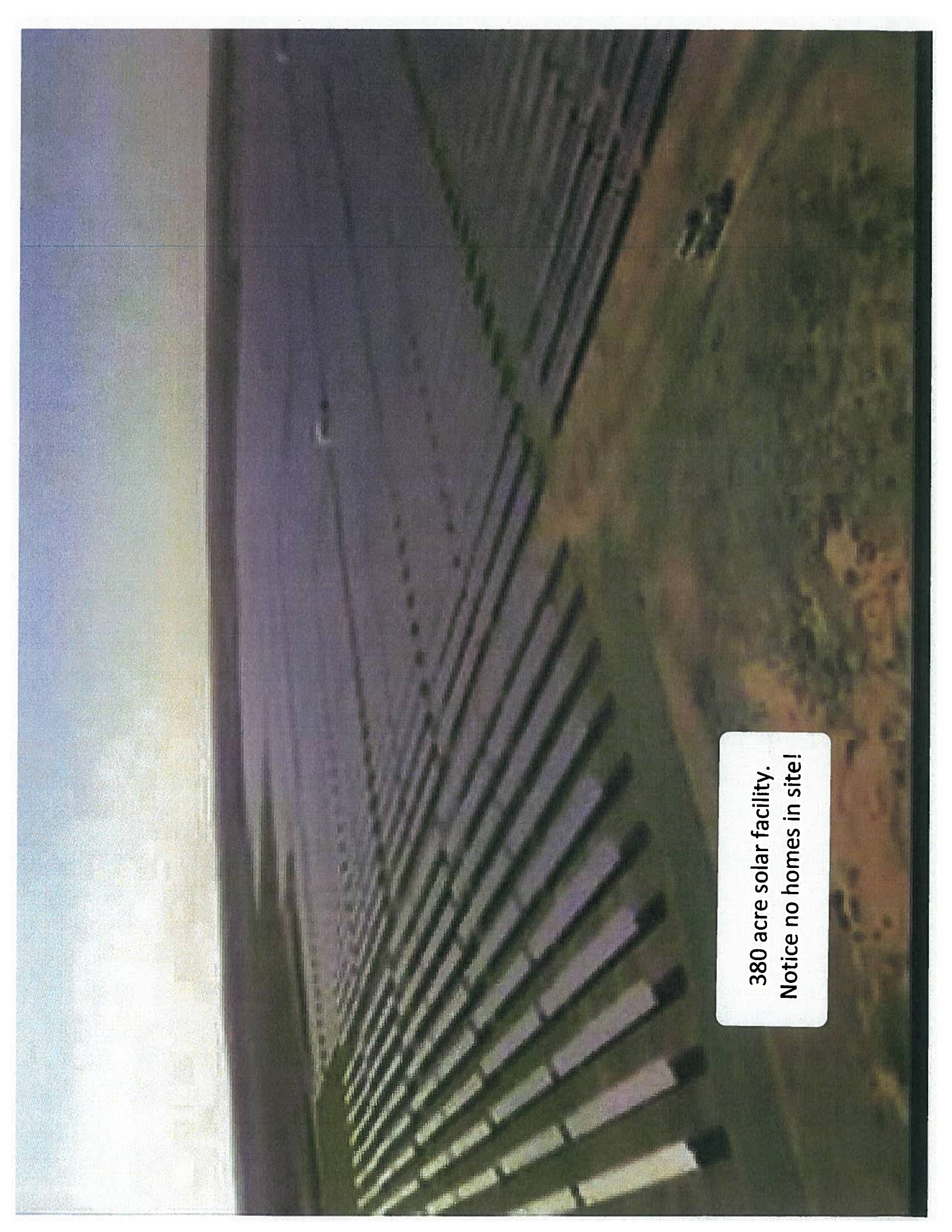
320 ACRE SITE



250 ACRE SITE

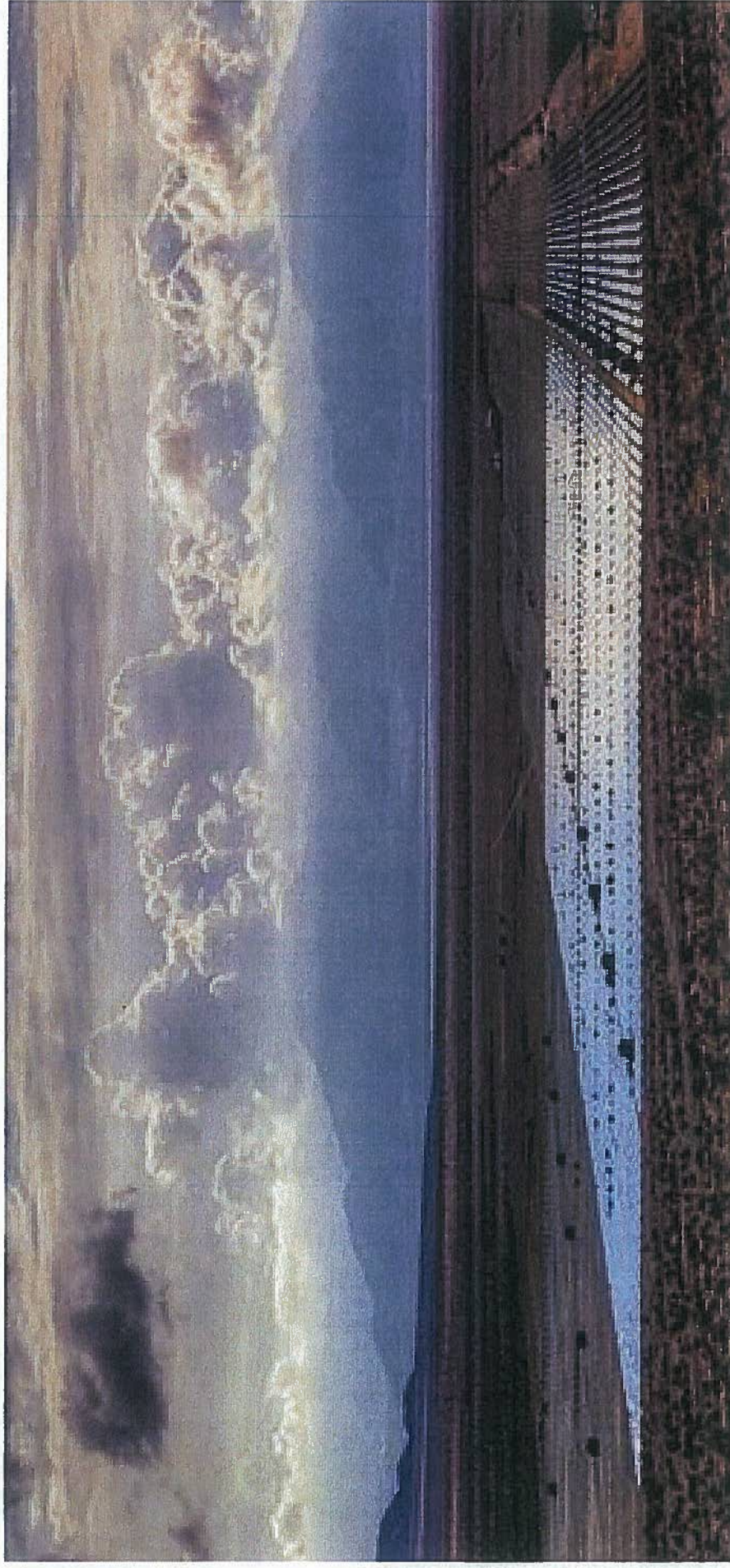




An aerial photograph of a vast solar farm. The solar panels are arranged in long, parallel rows that stretch across a flat, arid landscape. The rows are separated by narrow paths or access roads. The overall color palette is dominated by the dark, rectangular shapes of the solar panels and the light, sandy ground. The perspective is from a high angle, looking down on the facility.

380 acre solar facility.  
Notice no homes in site!





Non-reflective panels still  
have a glare!



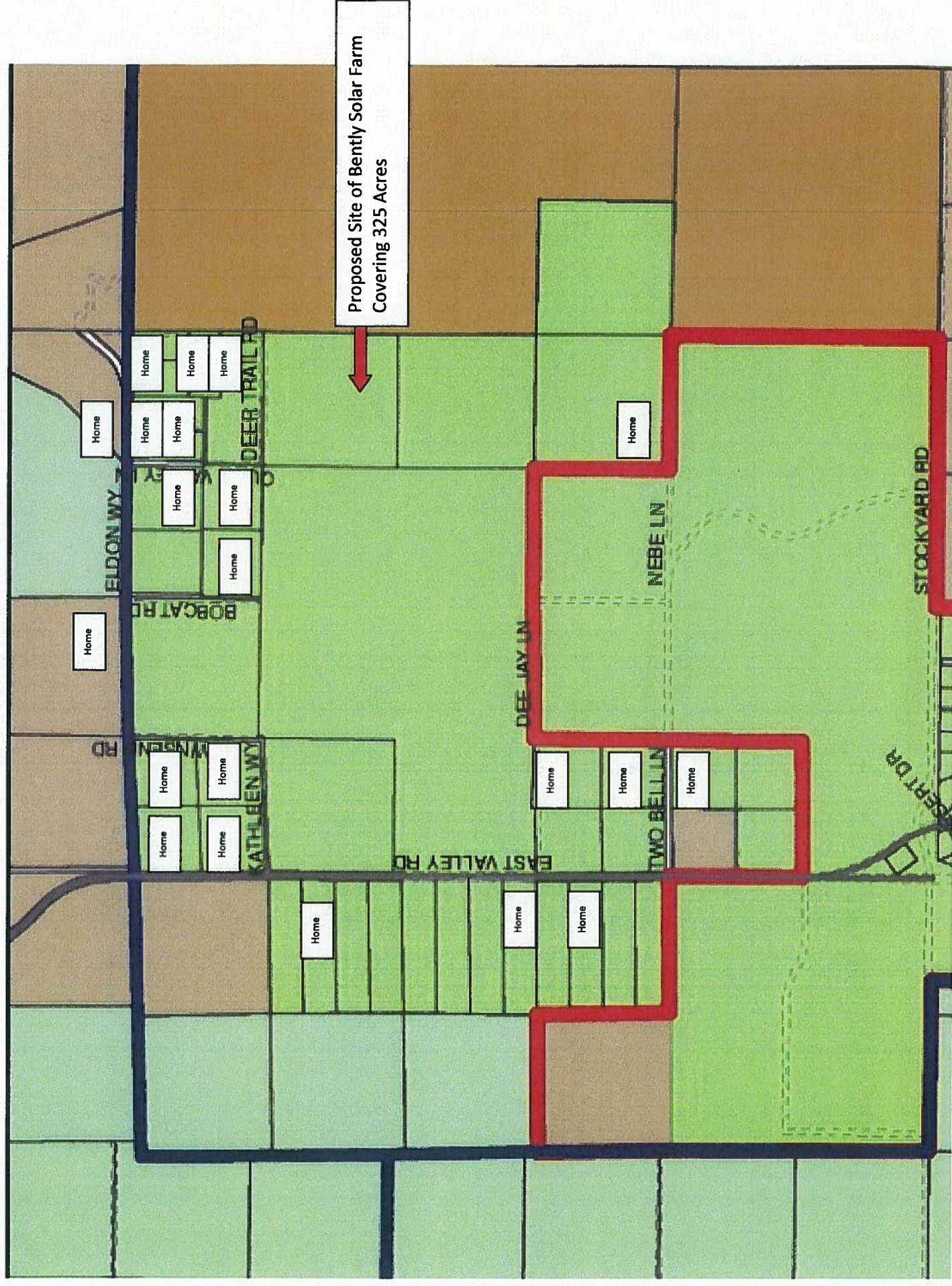








**PA-5 - Rural Agriculture, 5 Acres**





## **East Valley Community Plan**

### **Location and General Description**

The East Valley Community Plan is located on the east side of the Carson Valley south of the Johnson Lane community. The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains.

The community of East Valley consists of approximately 9,922 acres and is primarily composed of low density residential lots, agricultural lands, and public lands. There are two significant non-residential areas generating an employment base within the community. The majority of this employment is attributed to the Bently Science Park and the Aervoe-Pacific Corporation. Future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas. Each of these industrial areas are planned to have the full array of urban services.

The primary design feature of the existing community of East Valley is the large lot residential development often on scattered irregular-shaped parcels.

There are some areas of moderate (between 10 percent and 30 percent) to steep (greater than 30 percent) slopes at the higher elevations in the eastern portions of the community. Agricultural lands adjacent to Orchard Road south of Buckeye Road to the southern limits of the community plan are considered prime farmland.

The 2010 population of East Valley is 1,524 people.

### **Existing and Future Land Use**

Land Uses in the East Valley Community include irrigated agriculture, private range land, and rural residential. There are 5,015 acres of existing residential developments. Of the 5,015 acres of residential development, 4,779 acres or 95 percent are developed with lots greater than one acre.

There are approximately 5,172 acres of non-residential land in East Valley. The non-residential uses include 871 acres of industrial; 20 acres are designated for utility uses and 64 acres for the Eastside Memorial Cemetery. The majority of undeveloped, non-residential land is private, undeveloped land, consisting of 2,038 acres.



### Key Issues

#### *Maintain Rural Atmosphere*

Community residents supported quality growth which maintains the low density residential development pattern that currently exists with minimum lot sizes of generally 2 to 5 acres.

#### *Open Space Preservations*

Clustering development and separating land uses with areas of large lot residential development can help preserve the rural atmosphere.

#### *Airport Compatibility*

Land use and future development of the community should be compatible with airport operations and land use.

#### *Provision of Appropriate Levels of Service*

Rural service standards should be provided in the rural communities while respecting the character of the community. Adequate urban services need to be provided in advance of any urban development.

### **East Valley (EV) Community Plan Goals, Policies, and Actions**

- |                      |  |
|----------------------|--|
| <b>EV Goal 1</b>     | <b>To preserve and enhance the character of the existing rural development in the East Valley community while establishing urban development that is compatible with the built and natural environments.</b>                             |
| <b>EV Policy 1.2</b> | Douglas County shall designate East Valley as a community with rural and potential urban service areas. The two industrial areas, Bently Science Park and Sawmill Road, shall be developed with urban services as they become available. |
| <b>EV Policy 1.3</b> | Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use.   |
| <b>EV Policy 1.4</b> | Douglas County shall designate areas for industrial development and provide for industrial expansion to accommodate existing industry, to provide employment opportunities, and to support County-wide economic development policies.    |

- EV Policy 1.5 Douglas County shall work with the BLM to identify areas to be included as permanent publicly accessible open space along the eastern side of the East Valley community.
- EV Policy 1.6 The Orchard Road corridor will be maintained at a ten (10) acre minimum lot size.
- EV Policy 1.7 All single-family estate designations within the community shall be maintained at a two (2) acre minimum parcel size.
- EV Goal 2 To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural and urban areas of the East Valley community.**
- EV Policy 2.1 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban development area of the East Valley community at established urban levels of service.
- EV Policy 2.2 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the rural development areas of the East Valley community at established rural levels of service. The County shall work to upgrade facilities in existing rural areas over time and with available resources.
- EV Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of East Valley, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.
- EV Policy 2.4 Douglas County shall require community water and sewer systems for new development in urban areas of East Valley.
- EV Policy 2.5 Douglas County shall require the provision of urban services to all industrial and commercial development in the East Valley area in accordance with service areas consistent with this plan.
- EV Policy 2.6 Douglas County shall plan, construct, and operate parks in the East Valley community consistent with the County's park standards established in the Parks and Recreation Element.
- EV Goal 3 To provide appropriate public safety service to the East Valley community.**
- EV Policy 3.1 Douglas County shall cooperate with the East Fork Fire & Paramedic District to provide adequate fire response times and fire suppression facilities for the East Valley community. The establishment of a
-



volunteer fire department in the East Valley community may be necessary to implement this policy.

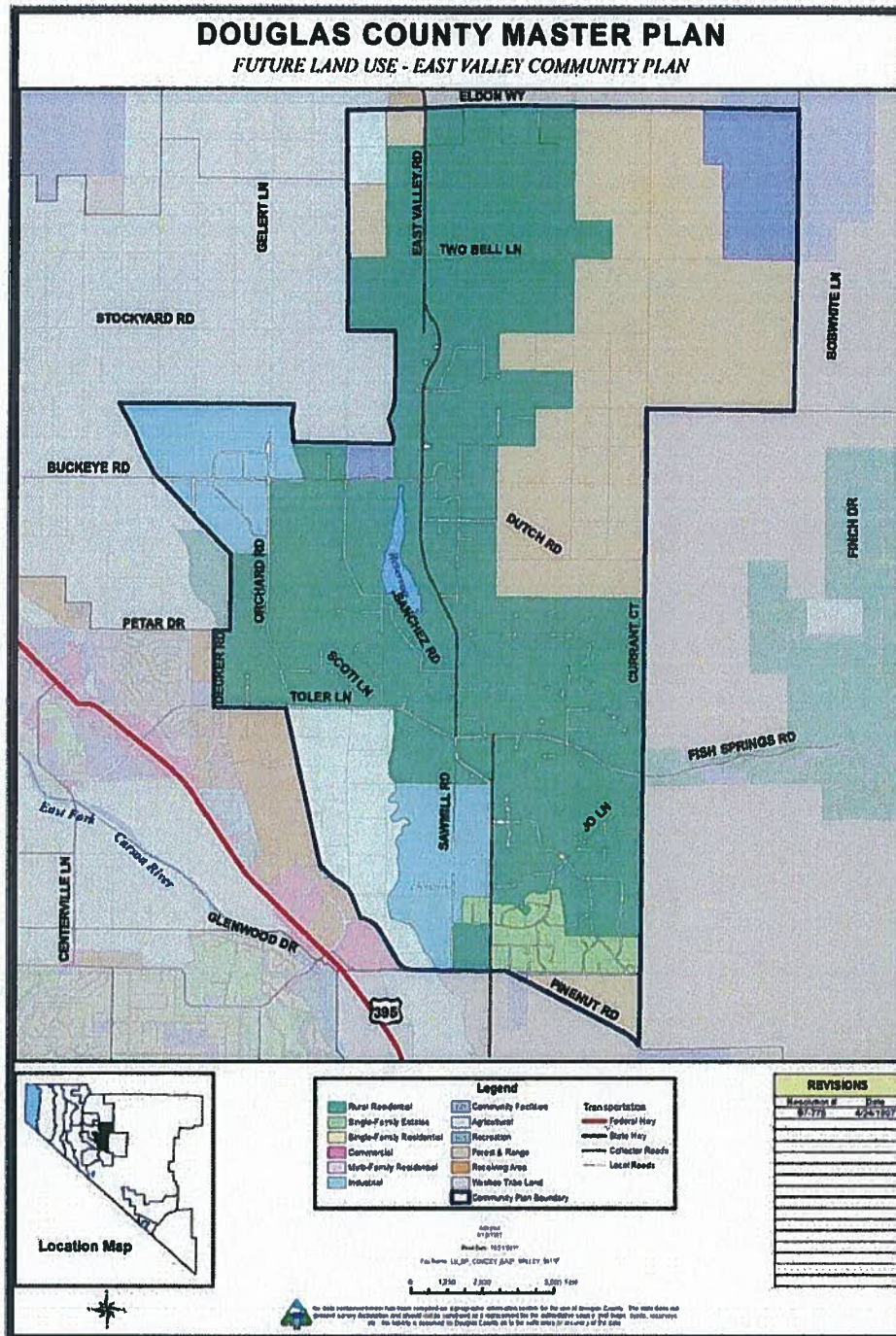
EV Policy 3.2 Douglas County shall work with the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow to meet the needs of the East Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

EV Goal 4 **To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

EV Policy 4.1 Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

EV Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

**Map 2.4**  
**East Valley Community Plan Future Land Use Map**





## **General Land Use (LU) Goals, Policies, and Actions**

### *Community Balance*

- |                  |   |
|------------------|---|
| <b>LU Goal 1</b> | <b>To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.</b>   |
| LU Policy 1.1    | Douglas County shall work with the State Demographer to determine the growth projections on a regular basis. This shall be used as a basis for updates to the land use plan and build out analysis.   |
| LU Policy 1.2    | Douglas County shall update land use plans and build out analysis when new projections are available.   |
| <b>LU Goal 2</b> | <b>To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.</b>  |
| LU Policy 2.1    | Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses.  |
| LU Policy 2.2    | Douglas County shall plan for areas identified as rural communities, urban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.  |
| LU Policy 2.3    | In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities (“infill” and “redevelopment”) and second priority to development that expands the community. The County’s policies regarding public service provision shall support these priorities. |
| LU Policy 2.4    | Douglas County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.  |
| LU Policy 2.5    | Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences.  |

- LU Policy 2.6 Douglas County shall require the undergrounding of new utility lines and shall work with utility providers to encourage the undergrounding of existing above ground utility lines.
- LU Policy 2.7 In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service provision.
- LU Policy 2.8 The County should include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.
- LU Policy 2.9 Douglas County shall include within its Development Code provisions for review and approval of exterior lighting to reduce negative impacts to the community while preserving the night skies of the county.

*Land Use Map*

- LU Goal 3 To use the Master Plan Future Land Use Map to graphically depict the County's desired community land use pattern and character.**
- LU Policy 3.1 Douglas County shall maintain current land use and zoning maps and make them available to the public.
- LU Policy 3.2 The Douglas County Master Plan Future Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the county. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.
- LU Policy 3.3 Douglas County shall revise its zoning districts and other development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan land use designations.
- LU Policy 3.4 Douglas County shall only approve requests for rezoning, special use permits, the division of land, or other new development proposals or public projects that are consistent with the Future Land Use Map, the policies contained in this Land Use Element, and the other Elements of this Master Plan.
- LU Policy 3.5 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities



being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed.

- LU Policy 3.6      Clustering of units at densities above the range shown on the Land Use Map may be approved on properties which include floodplains, steep slopes, or other environmentally sensitive areas, if the cluster results in the use of development potential outside these sensitive areas and includes easements (or other mechanisms) to permanently retain sensitive areas as open space. In no event shall clustering result in a higher density for the overall project than the density shown on the Land Use Map for the property, except as approved through density bonus provisions.
- LU Policy 3.7      Within all land use designations, the following factors, as further defined in the Development Code, shall be considered in reviewing and approving individual development proposals: a) outstanding project design including sustainable planning practices; b) retention of the site's natural topography and vegetation; c) design supportive of conservation of energy use; d) inclusion of amenities or designs that enhance the community's desired character; e) protection of moderate or steep slopes, floodplains, or active fault zone areas; f) location in a high fire hazard area; g) appropriate setbacks, access and traffic circulation according to established standards; h) the County's ability to achieve other Master Plan goals and policies; i) ability to meet established levels of service and follow facility design requirements; and j) provision of affordable housing units or employment opportunity for low and moderate income residents.
- LU Policy 3.8      The Master Plan's Future Land Use Map shall not be interpreted to affect the status of existing uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy.

#### *Community Plans*

- LU Goal 4      To recognize the distinct character of individual communities and encourage land uses consistent with this character.**
- LU Policy 4.1      Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character. These plans shall be part of the Douglas County Master Plan.

- LU Policy 4.2      The Future Land Use Map contained in each Regional and Community Plan shall be interpreted according to the policies set forth in this Land Use Element.

*Urban Communities*

- LU Goal 5      To identify particular areas within Douglas County for development as distinct urban communities.**

- LU Policy 5.1      In identified urban communities, the goals and policies of adopted Community Plans shall apply as well as the policies contained in other sections of the Master Plan.

- LU Policy 5.2      Douglas County shall designate “Urban Service Areas” within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.

- LU Policy 5.3      Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

- LU Policy 5.4      Within Urban Service Areas, Douglas County shall plan locations for Multi-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multi-family use.

- LU Policy 5.5      Douglas County shall review the design of all multi-family residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process shall address issues including, but not limited to, site design, circulation and access (including access for people with disabilities), landscaping, recreational amenities, energy conservation, grading, drainage, and lighting.

- LU Policy 5.6      Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize



neighborhoods. Mixed-Use Commercial projects, high-density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.

LU Policy 5.7 Douglas County and/or other entities shall plan and provide for services to urban communities at established urban service levels.

LU Policy 5.8 Residential office uses shall be consistent with both the Single-Family Residential designation and Commercial designation provided by and established in accordance with the Douglas County Development Code.

#### *Rural Areas and Communities*

**LU Goal 6 To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.**

LU Policy 6.1 In identified rural communities, the goals and policies of adopted Community Plans shall apply in addition to the policies contained in other sections of the Master Plan.

LU Policy 6.2 Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Future Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.

LU Policy 6.3 Rural development, for the purposes of this Master Plan, shall include the residential land use designations of "Single-Family Estates" and "Rural Residential." Rural development may include local-serving commercial, limited industrial, public, recreational, or agricultural uses as are appropriate to the particular rural community.

LU Policy 6.4 Douglas County and/or other entities shall plan and provide for services to rural communities at established rural service levels.

#### *Commercial and Industrial Land Uses*

**LU Goal 7 To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.**

- ERC Goal 15**    **To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.**
- ERC Policy 15.1    The County shall support the development of non-polluting renewable energy sources, such as solar, wind and geothermal energy, through the provision of appropriate land use designation and development regulations, **which provide for on-site use** of these energy resources.
- ERC Policy 15.2    The County shall encourage incorporation of energy conservation features in the design of all new construction and substantial rehabilitation projects, both public and private.
- ERC Policy 15.3    The energy-efficiency of proposed new development should be considered when land use and development review decisions are made. The County's development regulations and design guidelines shall include provisions for protecting solar access, for siting structures to maximize natural heating and cooling, and for landscaping to aid passive cooling protection from prevailing winds and maximum year-round solar access.
- ERC Policy 15.4    The County should encourage development which utilizes geothermal, solar, wind, biomass and other alternative energy resources that are compatible with the environment.
- ERC Action 15.1    The County will investigate the feasibility of draft green building code regulations and will include incentives in Title 20 to increase green building construction.
- ERC Action 15.2    In order to improve energy efficiency and reduce the cost of operating the County's buildings, prioritize and fund projects recommended in the Douglas County Energy Audit (2011) in the CIP.



2/26/2015

**To: Douglas County Staff and Douglas County Planning Commission**

**From: Grant Bell and Kristen Duflath**

1835 Eldon Way  
Minden, NV 89423

RECEIVED

FEB 27 2015

**Re: Special Use Permit for Solar Voltaic Facility**

Application DA-14-070

Appeal (ref. AP 15-001)

APNs: 1320-14-001-008, 1320-14-002-018, 1320-13-000-006, 1320-12-000-007

Douglas County Manager

**RE: Agenda Item # 9**

Ordinance 2015-1433

Zoning Text Amendment

Dear Douglas County Board of Commissioners,

It saddens us to hear that this item has been placed back on the agenda after being voted down in January of 2015. We reside at 1835 Eldon Way in Minden, NV. This is our first home that we have purchased. It's nothing special, nothing elaborate, but it is OUR home. We love our views, neighbors, and the peaceful quiet of the desert that surrounds us. This could all be taken away from us if you choose to allow the Solar Voltaic Facility to be built by Dave Azzam of E. ON Climate & Renewables.

It isn't about the views of our home, nor the fact that we increased our property value by investing our life savings into the house and property, and have begun to create our lives on this small piece of property, it is about the fact that big money is coming in and telling you what YOU need to vote on. They are taking every avenue to get what they want (item 9 on the March 5 agenda: changing the zoning text ordinance 2015-1433). This item (special permit) was sent to the Board in January, and you did the RIGHT thing! You voted it down and took into account the existing zoning ordinances (section 20.658.020). This item was denied, and because of the big money that these stakeholders have, they are able to challenge your authority again! Please, do not be pressured into changing our community. **STAND FIRM ON YOUR PREVIOUS DECISION!!**

According to ordinance 20.604.060, Douglas County states that: When considering applications for the special permit use, the commission or board, where applicable, must evaluate the impact of special use on and its compatibility with surrounding neighborhoods to ensure the appropriateness of the use of that particular location and make the following findings: (A) the proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations. This IS NOT consistent with the East Valley Community Plan that is in place. **STAND FIRM ON YOUR PREVIOUS DECISION!**

Now the investors want the zoning ordinance changed. They are trying to sway you by the introduction of ordinance 2015-1433, to change the language in the existing plan to include "renewable energy generation" and to add a footnote exempting the above ground utility projects. What is this teaching our future generations? I am a 6<sup>th</sup> grade teacher in Lyon County. It would be a shame if we taught our future generation to bully others with money, words, and threats. Please be an example for the future. Please, **STAND FIRM IN YOUR PREVIOUS DECISION!!**

What about the glare and reflection impact on the airport? How can we be assured that this facility won't be blinding our pilots as they are trying to land and take off from the airport? I haven't seen any plans for this?

#7

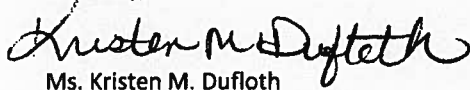
Has the airport? According to the FAA, the developer should be in contact with the airport and regulations are to be followed when a solar field is placed near an existing airport. Don't let an "accident waiting to happen" occur. STAND FIRM IN YOUR PREVIOUS DECISION!!

You must take into account the impacts that a solar facility can have on the environment. The space needed to run a facility, directly impacts the top soil, habitat, wildlife, and vegetation of the area. Facilities of this nature create a visual impact and noise violations as they rotate toward the sun. Some photovoltaic panels contain hazardous material. Although they are sealed, there is the potential for one to break and contaminate the environment. The rotation mechanisms contain oil, hydraulic fluid, coolants, and other lubricants. Should these leak or break, our soil and ground could be contaminated, too. STAND FIRM IN YOUR PREVIOUS DECISION!!

So now a possible solution... the BLM offers land that specializes, and is already zoned, for this type of facility. Currently there are 4-5 areas that are up for lease in Nevada. E. ON could lease this land and build their facility on land that has NO hoops to jump through. Right now, E.ON is trying to control our county and commission by changing the language in the zoning ordinances and appealing a decision that was decided upon. This is sad that the big money can come in and change our small town feel and community. STAND FIRM IN YOUR PREVIOUS DECISION!!

Thank you for taking the time to read this letter. We LOVE living in Minden. We wouldn't want it any other way. Please do not let this facility be built and ruin our small community and the home that we worked so hard for.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen M. Dufloth".

Ms. Kristen M. Dufloth

A handwritten signature in black ink, appearing to read "G.R. Bell".

Mr. Grant R. Bell



RECEIVED

MAR 12 2015

Douglas County Manager

BOCC, JN, LP

To; Douglas County Commissioners

2-28-2015

From; Norman and Cindy Denny, Property Owners of  
2183 Quail Valley Lane, 2185 Quail Valley Lane and 1905 Eldon Way.  
Minden, NV. 89423.

Re; Appeal AP-15-001 for Special Use Permit for Solar Voltaic Facility.  
Application DA-14-070

As one of the closet dwellings to the proposed development we have the following comments and concerns as related to the provisions of the Douglas County Master Plan and the East Valley Community Plan.

### **East Valley Community Plan**

#### **1. Location and General Description;**

The East Valley Community Plan is located on the east side of the Carson Valley south of Johnson Lane. **The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains.**

*Response;* The enjoyable views across East Valley will be gone forever.

Our Home is elevated approximately twenty feet above the proposed development area on the first floor and approximately thirty feet above on the second floor; our view of the open space is open and unobstructed across the valley. Due to our orientation and the sloping topography we will be looking down the center of the blue panels of this entire three hundred acre complex, this clearly violates the open space scenic vistas clause.

In purchasing our property, sixteen years ago, we expected and anticipated eight five acre minnie ranches to be constructed on the adjacent forty acre parcel.

We tried to purchase the adjacent 40 acres at the same time frame but, Bently had purchased everything on East Valley and fenced it off.

#### **2. EV Goal 1. To preserve and enhance the character of the existing rural development that is compatible with built and natural environments.**

*Response;* This proposed project does not preserve or enhance the character of the area and is not compatible with adjoining properties. This project will be visible both from the East valley corridor road and our neighborhood properties, thus decimating our property values.

**This project is in our front yards and destroys the natural environment.**

#7

**3. EV Policy 1.3. Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use.**

*Response;* The proposed project does not have a buffering or transition area which is in direct violation of this policy. The property line setback does not qualify as a buffering or transition area, this is only 150 feet from our house.

**4. EV Goal 4. To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

*Response;* The RA-5 zoning for single family homes is compatible with the character and nature of this area, a solar farm is not, this proposed project does not preserve or enhance the open space as outlined by the Planning Commission denial.

**Special Use Permit**

**20.604.060 Findings. When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at that particular location and make the following findings.**

*Response;* The proposed project is not compatible with East Valley Community Plan. The Bently staff during the Master Plan Amendment text change on this issue stated that "We will not put these projects near any residences" A better location would be on the outlying properties that the Bently group owns.

**B. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public right-of-way to mitigate development related adverse impacts, such as traffic, noise, visual nuisances, or similar adverse effects to adjacent development and neighborhoods.**

*Noise Response;* Solar panel farms with power inverters and tracking panel systems emit a constant noise. As the panels rotate to follow the sun, at 150 feet from away from the proposed project, the project consultant stated that we will have to listen to 60 decibels of noise 7 days a week 365 days a year at our property line. The continuous noise which has been reported to sound like air conditioners or a continuous lawn mower in idel mode. The noise assessment was based on the inverter/transformer stations only. The noise from the trackers are not addressed. Why should anyone have to listen to 60 decibels of noise?

*Visual Response;* The visual impact of this proposed project is obscene, our home is elevated above the proposed site and we will be looking directly south/southwest through the entire three hundred acre field of panels, due to our elevation we will be looking strait at the glaring panels at the lower elevations. Our field of view will be diagonal through the 300 acres of glaring blue panels.



When asked about the glare issue, the project consultant gave the scientific explanation of how a solar panel works, the panels are non reflective, however as shown in the applicants submittal package their picture clearly shows glaring panels. See attached photo from applicant.

*Dust Response;* When asked about dust control the consultant only spoke about dust control during the construction of the facility. If this project is constructed the dust can not be mitigated. These elevated, sloped and moving panel systems are going to have rain and snow run off, at the soil line base of every panel in the three hundred acre complex there will be an **erosion line cut in to the soil at grade**. They will not be able to use a water truck to apply chemicals. The dust storms will not be able to be controlled, a direct violation of the Master Plan and The State of Nevada Air Quality Board. This project is not exempt from dust control requirements. **The propose project is in violation of 20.604.060 B.**

**E. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on Adjacent Properties.**

*Response;* This proposed project incorporates and impacts both noise and visually impacts our property and the East Valley Corridor. The proposed project is in violation of intent of the Master Plan and East Valley Community plan.

**H. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

*Material and Prejudicial Damage Response;* The proposed special use will cause material and prejudicial damage to all of our property values, who would want to live behind a three hundred acre industrial private utility solar farm, listen to the noise and see the glare of the panels out of their front door.

*Health Risk Response;* What will be the wind effects on our homes and property once the entire topography changes, these panels will be giant wind sails, our winds come from that orientation and it is only common sense that our wind effects will be dramatically changed.

When the outdoor temperature is 85 degrees the surface temperature of these panels are approximately 125 degrees, from the prevailing wind direction on a light breeze day the temperature at our homes could be 100 degrees constantly. At 100 degrees during the day these panels will be 150 degrees surface temperature. This will be a significant health risk to our families and stock animals.

Electromagnetic Radiation is a health risk associated with solar panel installation, 2 to 5% of the population is extremely sensitive to this byproduct of solar panels, conditions can cause skin cancer, headaches, irritability and lung issues. No health risk is acceptable to the citizens of Douglas County. See attached.

These are genuine health effects from solar panel systems that are just being realized.

*Master Plan Conflict;* When the Bently group started planning this **private utility** project it was not permitted in the Master Plan on RA-5, RA-10, AR & FR 19 zoning. Bently consultants hoodwinked the county and created a new designation "Solar Photovoltaic Facility". However a **private utility** is still not permitted in the current zoning, Bently calls this a **utility scale solar energy facility**, a private company that produces and sells electricity is a **Private Utility**. When any established codes conflict with each other the more restrictive code applies.

**Private Utility Companies are not permitted in this zoning. See attached.**

In closing, it is my sincere hope that the Douglas County Commissioners deny this special use permit, as one of the closest property owners I invite you out to our home to look strait in to the area where this project is proposed.

In June of last year [2014] the Bently group was already having the property surveyed, yet when asked about where these facilities would be constructed they responded with "we dont know yet".

Had the county residents known about the backdoor methods used to make the minor text ammendment change to these zoning areas last year we would have had input in the process. Since the public was not required to be notified and now this project is upon us, it is clear that these big business people played the game to change the zoning permitted to push this through the Douglas County Government.

Move the project to the Bently land on the west side of East Valley or to any of the many properties that they own which would not conflict with the current residences in the valley.

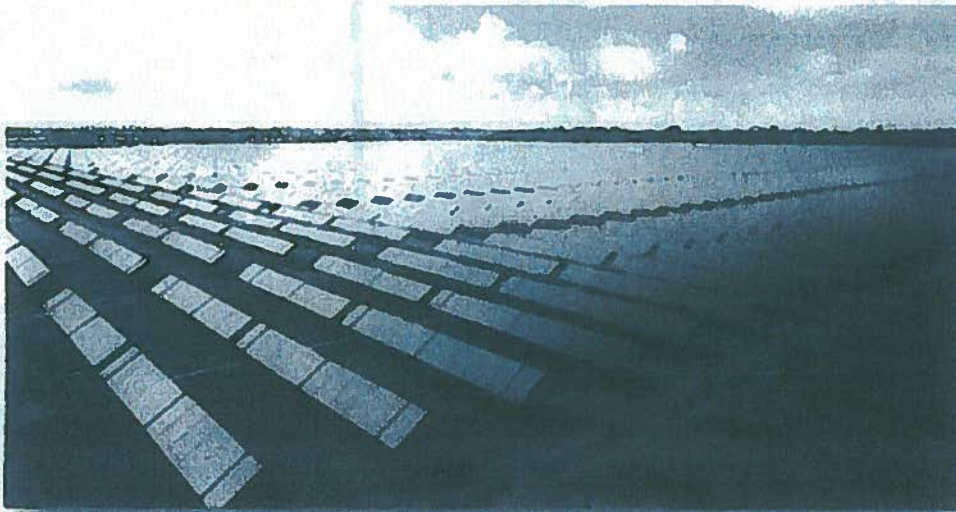
**What is the benefit of this project for Douglass County and it tax paying citizens?**

**ZERO**

Respectfully,

Norm & Cindy Denny





**Figure 3 Typical Single-Axis Tracking System**

Tracker design varies by manufacturer, but generally consists of a series of tracker panel rows with a drivetrain located in the center of the system, dividing the tracker into two sides. The tracker system is governed by a controller, which keeps the panels' orientation perpendicular to the sun's rays by engaging and disengaging the motor. The controller accounts for daily and seasonal changes in the sun's position. The controller also is used to position the tracker during off-production periods, such as the nightly stow period and for maintenance. In the event of a serious weather event, the system would move the tracker to the safest position to avoid damage.

Tracker layout is also determined by the need to access the interior rows of the trackers by maintenance and emergency personnel. The Project's trackers would typically be separated by 6 to 9 feet to accommodate maintenance personnel traveling in trucks or other maintenance vehicles. Typical design specifies that the row length would be no longer than 300 feet on each side of the drive arm assembly. This design would accommodate fire equipment access and a typical fire hose length of 300 feet.

#### **Power Conditioning Station**

Multiple tracker systems are deployed within proximity to the power conditioning station (PCS) where the DC electricity produced by the PV panels is converted to AC for movement to the project substation and eventual delivery to the electrical grid. A PCS consists of inverters, a medium voltage transformer, and the auxiliary power system for the trackers. These components are often mounted on a metal platform, referred to as a skid, with or without an enclosure (Figure 4).

<b>.130 Utility and public service uses</b>		
	<b>A-19</b>	<b>FR 19/40</b>
(A) Central office of telecommunication company	X	X
(B) Fire station	S	S
(C) <u>Major facility of a public or private utility</u>	X	X
(D) Public or quasi-public facility other than listed	X	X
(E) Public safety telecommunications site	D	D
(F) Sewer or water transmission lines	P	P
(G) Sewage treatment facility	X	X
(H) Telecommunications site	D	D
(I) Telecommunication facility <sup>2</sup>	D/S	D/S
(J) Utility service facility	P	P
(K) Water reservoir	S	S
(L) Water tank, water treatment facility or sewer lift station	D	D
(M) Wind energy conversion system, commercial	X	S
(N) Treated effluent irrigation	D	D
<u>(O) Solar Photovoltaic Facility</u>	<u>S</u>	<u>S</u>

**SECTION 2:** The Douglas County Development Code, Title 20, Chapter 20.656.020, Permitted, Development Permitted, and Special Use Permit Uses (Table), is amended with the language deleted shown as ~~strikethrough~~ and the new language shown in as underlined and *italics denote Specific Standards apply*, as set forth below, all other sections shall remain in full force and effect:

20.656.020 Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses, subject to the provisions of this title, in the non-residential districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)



6. The maximum noise level at the property line will not exceed 60 dBA at any time.

### III. PROJECT DESCRIPTION

AT OUR PROPERTY LINE  
60 FEET FROM OUR DECK

Project Information	
Property Owner	Bently Family Limited Partnership PO Box B Minden, NV 89423
Applicant	E.ON Climate & Renewables 20 California Street #500 San Francisco, CA 94115
APN's	1320-13-000-006, 1320-14-002-018, 1320-14-001-008, 1320-13-000-007
Zoning Designation	Rural Agricultural Five Acre Minimum Lot Size (RA5)
Master Plan	East Valley Community Plan
Existing Use	Vacant
Parcel Size	322 acres (comprised of 4 parcels)

The applicant is seeking to establish a utility-scale solar energy facility producing up to 40 megawatts. Upon construction, the facility would provide renewable solar energy to be sold to a utility through a long-term power purchase agreement. The facility would provide a clean source of electricity that would supplement the energy capacity of the existing power grid.

The project is proposed to consist of access roads, solar panels, a tracking system, power inverters, transformers, a voltage collection system, a project substation, and a switching station.

The panels, once mounted, will have a maximum height measure from grade of fifteen feet. The panels are proposed to be located over 400 feet back from East Valley Road, 175 feet from the side property lines, and 140 feet from the rear property line.

### IV. REVIEW REQUIRED

#### Special Use Permit


Per the provisions of Section 20.656.020 of the Douglas County Code, a Solar Photovoltaic Facility may locate in the RA5 zoning district subject to the issuance of a Special Use Permit and Design Review approval. Section 20.664.260 of the Douglas County Code identifies supplemental standards for this use. The applicant has submitted an application for a Special Use Permit. The applicant is seeking to obtain permission to establish the proposed use at this location, and is proposing to submit an application for Design Review at a later date. Note proposed condition #1 requires that the applicant obtain Design Review prior to applying for a building permit or a site improvement permit.

3/2



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## Solar Power: Environmental & Health Concerns

By Lucy Natek, eHow Contributor

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Because the planet is becoming more and more polluted and the prices oil are high, turning to renewable energy sources is becoming imperative. One of the popular approaches to addressing this issue is with the help of solar energy. The benefits of solar energy are highly promoted but hardly anybody ever speaks about the negative effects this type of energy can have on human health and the environment. Although its effects are largely positive, using solar energy has its own downsides. [Have a question? Get an answer from a handyman now!](#)



Solar panels cause some health problems and also have an effect on the environment.

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Negative Effects of Solar Energy



Short-Term & Long-Term Effects of Solar Energy

### Electromagnetic radiation

Some people are sensitive to electromagnetic radiation. This condition is called electromagnetic hypersensitivity and people who suffer from it can get sick even if they are exposed to very small amounts from devices like phones, computers or television sets. Solar systems produce high levels of this radiation and can cause people with the condition to persistently suffer headaches, insomnia, fatigue, dizziness, nausea, heart palpitation or digestive disturbances. They can also develop dermatologic conditions such as redness and burning sensations.

### Silicon Dust

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SOLAR PANEL SURFACE TEMPS.



ONLINE CONVERSIONS

# Temperature Conversion Table

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Fahrenheit (°F)	Celsius (°C)	Kelvin (K)	Rankine (°R)	Fahrenheit (°F)	Celsius (°C)	Kelvin (K)	Rankine (°R)
145	62.8	335.9	604.7	0	-17.8	255.4	459.7
140	60.0	333.2	599.7	-5	-20.6	252.6	454.7
135	57.2	330.4	594.7	-10	-23.3	249.8	449.7
130	54.4	327.6	589.7	-15	-26.1	247.0	444.7
125	51.7	324.8	584.7	-20	-28.9	244.3	439.7
120	48.9	322.0	579.7	-25	-31.7	241.5	434.7
115	46.1	319.3	574.7	-30	-34.4	238.7	429.7
110	43.3	316.5	569.7	-35	-37.2	235.9	424.7
105	40.6	313.7	564.7	-40	-40.0	233.2	419.7
100	37.8	310.9	559.7	-45	-42.8	230.4	414.7
95	35.0	308.2	554.7	-50	-45.6	227.6	409.7
90	32.2	305.4	549.7	-55	-48.3	224.8	404.7
85	29.4	302.6	544.7	-60	-51.1	222.0	399.7
80	26.7	299.8	539.7	-65	-53.9	219.3	394.7
75	23.9	297.0	534.7	-70	-56.7	216.5	389.7
70	21.1	294.3	529.7	-75	-59.4	213.7	384.7
65	18.3	291.5	524.7	-80	-62.2	210.9	379.7
60	15.6	288.7	519.7	-85	-65.0	208.2	374.7
55	12.8	285.9	514.7	-90	-67.8	205.4	369.7
50	10.0	283.2	509.7	-95	-70.6	202.6	364.7
45	7.2	280.4	504.7	-100	-73.3	199.8	359.7
40	4.4	277.6	499.7	-105	-76.1	197.0	354.7
35	1.7	274.8	494.7	-110	-78.9	194.3	349.7
30	-1.1	272.0	489.7	-115	-81.7	191.5	344.7
25	-3.9	269.3	484.7	-120	-84.4	188.7	339.7
20	-6.7	266.5	479.7	-125	-87.2	185.9	334.7
15	-9.4	263.7	474.7	-130	-90.0	183.2	329.7
10	-12.2	260.9	469.7	-135	-92.8	180.4	324.7
5	-15.0	258.2	464.7	-140	-95.6	177.6	319.7
0	-17.8	255.4	459.7	-145	-98.3	174.8	314.7


Surface Temp High 65°C / 150°F  
Air Temp Outside 1 MPd Wind

°C	°F	Measurement
100	212	Boiling point of water
37	98.6	Normal Body temperature
21	70	Room temperature
0	32	Melting (Freezing) point of ice (water)
-40	-40	Celsius & Fahrenheit Match



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By Lucy Natek, eHow Contributor

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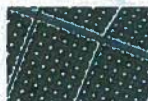
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### You May Like





**View from Living Room out over proposed solar field**



**View from Entry deck, property line at driveway curve**





**View from property line up to house, note second story windows**



**BBQ entertainment area facing solar farm**





COMMUNITY DEVELOPMENT  
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

Mini Moss  
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201  
FAX: 775-782-6297  
website: www.douglascountynv.gov

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MAR 02 2015

Douglas County Manager

**NOTICE OF APPLICATION AND HEARING**  
**Appeal of Decision**

**Dear Property Owner:**

An application for the below-referenced project is on file at the Douglas County Community Development offices, Planning Division, at 1594 Esmeralda Avenue, Room 202, in Minden, Nevada. This file may be reviewed during regular office hours Monday through Thursday (8:00 a.m. to 3:00 p.m.), Friday's (8:00 a.m. – noon), except legal holidays. The staff summary for this project will be available for review at the Douglas County Community Development offices five (5) calendar days prior to the meeting. This item has been placed on the Board of Commissioners' agenda for:

For possible action. Discussion on an Appeal (ref. AP 15-001) of the Planning Commission's denial of Development Application (DA) 14-070, a request for a Special Use Permit for a Solar Photovoltaic Facility on property located southeast of the intersection of East Valley Road and Kathleen Way (APNs 1320-14-001-008, 1320-14-002-018, 1320-13-000-006, 1320-13-000-007), in the Rural Agricultural, 5-acre minimum (RA-5) zoning district and in the East Valley Planning area.

The applicant is Dave Azzam of E.ON Climate & Renewables.

Case Planner: Hope Sullivan, AICP (775) 782-6200

[hsullivan@co.douglas.nv.us](mailto:hsullivan@co.douglas.nv.us)

Case Engineer: Barbra Resnik (775) 782-6234

[bresnik@co.douglas.nv.us](mailto:bresnik@co.douglas.nv.us)

**Board of Commissioners Meeting:**

Date: Thursday – **March 5, 2015**

Time: The meeting commences at **1:00 p.m.** This matter may be continued to another meeting without additional notice.

Location: Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada

Interested persons may appear at the meeting to present oral comments to the Board of Commissioners or may submit comments by mail to Douglas County Community Development, P.O. Box 218, Minden, NV 89423. If written comments are not received prior to the date of the meeting, the Board of Commissioners will not consider them. For further information please contact the Case Planner or fax comments to (775) 782-9007.

**Comments (additional comments may be provided separately):**

My comments & supporting docs attached  
*[Signature]*

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

#7

March 2, 2015

To the Board of Commissioners, Douglas County , Nevada

As a resident of Eldon Way in the East Valley area I am opposed to the proposed solar field between Kathleen Way and DeeJay on East Valley Road. This is a totally inappropriate place for a commercial venture such as this. It belongs in a commercial or industrial park, if anywhere. The East Valley Master Plan states that this type of venture belongs in the industrial park. Much of the East Valley area is zoned rural residential and forest and range. It is open and agricultural. This is why we, like many folks, moved here. We surely would not have built here if we thought something like this would be allowed to go in.

The East Valley Master Plan describes the East Valley as "a community that enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains."

The Plan states that "future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas."

The Plan states "the primary design feature of the existing community of East Valley is the large lot residential development."

Planning Commissioner Margaret Pross stated July 8, 2014 at the meeting discussing changing the zoning language that "ag is the heart of the valley. Many people come the the valley to visit the ag lands and if all they see is solar panels, it will kill the valley."..."People come here and move here for the beauty of the area." ..."Citing 20.650.010 she stated the purpose of Forest and Range zoning is to preserve open space and open areas for grazing and other agricultural uses."

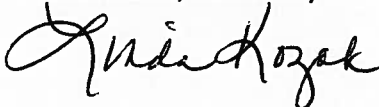
The purpose of the Master Plan is to preserve and protect the character of the land and the people living there from unsuitable uses and projects such as this solar field. You are elected to carry out the Master Plan. If you permit unsuitable projects such as this one to go in, against the direction of the Master Plan, then why do we need a Master Plan, and why do we need to pay elected persons who won't do it.

The Chamber of Commerce promotes the Valley, with numerous color pictures, what beautiful place it is, a place with a rural feel and ranches along the roads, a valley with a beautiful river running through it.

The cover page on the Douglas County Valley Vision states: "a vision for a community to match the scenery"

Please do not allow this picture to be spoiled.

Linda Kozak, Eldon Way

A handwritten signature in black ink, appearing to read "Linda Kozak", written in a cursive style.



Disposition of the June 10, 2014 Meeting Minutes. For possible action.

**Public Hearings.**

1. For possible action. Discussion on Development Application (DA) 14-038, a Major Variance request for Todd Whear, to reduce the side-yard setback requirement from 7 feet to 4 feet 4 inches and to reduce the rear-yard setback requirement from 20 feet to 11 feet. The variance is to allow the property owner to construct a 6-inch wide structure around the perimeter of the existing cabin to support a second-story addition. The existing cabin is located 4 feet 10 inches from the side-yard property line and 11 feet 6 inches from the rear-yard setback. The subject property is located at 613 Freel Drive in the R-067 (Residential, 067 Plan Area Statement) within the Tahoe Regional Planning Area (APN: 1318-09-812-002). The Planning Commission may approve, approve with modifications, or deny the request.

Case Planner: Dirk Goering, AICP (775) 782-6212

Case Engineer: Barbra Resnik (775) 782-6234

2. For possible action. Discussion on Planned Development Modification Application (PD) 04-002-1, for D.E. Jansse and Company to modify the Rain Shadow Ranch (formally known as Aloha Ranch) Planned Development (ref. PD 04-002) and to amend a Final Subdivision Map increasing the density in Phase 1, from 17 Lots to 18 Lots, by dividing a 1.52 acre parcel into 2 parcels, the smallest being 0.76 net acres in area. The subject property is located at 1137 Kingston Lane in the SFR-1/2/PD (Single-family Residential, half-acre minimum parcel size Planned Development Overlay) zoning district within the Gardnerville Ranchos Plan Area (APN: 1220-17-615-019). The Planning Commission may recommend approval, approval with modifications or denial of the request to the Board of Commissioners.

Case Planner: Dirk Goering, AICP (775) 782-6212

Case Engineer: Barbra Resnik (775) 782-6234

- ③ For possible action. Discussion on Development Application (DA) 14-035, a Zoning Text Amendment (ref. Ordinance No. 2014-1416) initiated by Bill Thomas, E.On Climate & Renewables, to amend Douglas County Code (DCC) as follows: Chapters 20.654.020, 20.656.020, and 20.658.020 (*Permitted, development permitted and special use permit use tables*), 20.660.130 (*Use Regulations, Utility and Public Service Uses*), 20.662.010 (*Agricultural, Forest and Range, and Residential Land Use District Specific Standards Table*), 20.666.010 (*Non-Residential Specific Standards for Permitted, Development Permitted and Special Use Permit Uses Table*) and add 20.664.250 (*Agricultural, Forest and Range, and Residential Land Use Specific Standards, Solar Photovoltaic Facility*), and add 20.668.250 (*Non-Residential Uses Specific Standards, Solar Photovoltaic Facility*) to allow a Solar Photovoltaic Facility as a primary use in the A-19 (Agricultural 19), FR-19 and FR-40 (Forest and Range), LI (Light Industrial), PF (Public Facilities), and RA-5 and RA-10 (Rural Agricultural) zoning districts. The Planning Commission may recommend approval, approval with modifications, or denial of the request to the Board of Commissioners.

Case Planner: Hope Sullivan, AICP (775) 782-6200

**Adjournment.**

\*Copies of Community Development Staff Reports can be requested by calling Tami Eslick, Planning Secretary, (775) 782-6210 or in person (Monday – Thursday, 8:00 a.m. – 3:00 p.m. and Friday 8:00 a.m. – 12:00 p.m.) 1594 Esmeralda Ave., Room 221, Minden, Nevada. Community Development Staff Reports can also be found at . During the public hearing, Community Development Staff Reports can be viewed in the Public Information Binder located at the entrance to the meeting room.

\*Community Development Staff Reports are available, at a minimum, 3 days prior to the meeting.

Copies of this notice are posted at the Douglas County Administrative Building (Historic Courthouse), Douglas County Community Development (Minden Inn), Douglas County Judicial and Law Enforcement Center, Douglas County Libraries – Minden and Lake Tahoe, and the Minden Post Office. This notice will be posted on the Douglas County website – . However, this Commission does not maintain the listed website and therefore timely posting of agendas on the website cannot be guaranteed.

**TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED**

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

DOUGLAS COUNTY PLANNING COMMISSION  
MEETING OF JULY 8, 2014

wonderful things for this county and they have a right to do what they want with their land. These solar panels will result in personal property taxes for the county.

Matt McKinney, Bently Ranches, said solar panels will not take over the irrigated land. Solar does not pay what farming or cows pay per acre at this time. The middle of the valley will not be covered with solar panels. The electricity produced here will probably stay here since it is going into the grid here and the electricity being brought in from Utah or eastern Nevada will be sent to Las Vegas. They would like to have the option under RA-5 and RA-10 too. Much of that runs up against BLM land and there are no neighbors in those areas so those are places you would want to put solar panels. They have identified some possible areas to do this but they do not want impact any neighbors. They want to go as far out as possible but still stay close to transmission lines. There are places in this valley where this makes sense and places where it does not. If someone could partner with BLM, a bigger solar farm could be built. They support having all projects in the valley come under a Special Use Permit and giving landowners another option to do something with their land.

Carlo Luri, Bently Enterprises, Douglas County Economic Vitality Champion, and Chamber of Commerce board member, appreciates the view in the valley. Habitat protection is important too. Not having a clear definition of where solar can be installed in the valley will have a significant economic impact. Companies may not build here if they cannot build a solar array. Renewable energy is good for the environment and it will be good economically to allow renewable energy generation in the community.

Bill Thomas, E.On Climate & Renewals, said most of the electricity generated here would stay in the valley. He stated facilities are not abandoned since they are very costly to build. They build good projects that have good economics but these types of projects are often difficult to build.

Public comment closed.

Member Pross read Policy 2.4 of the Master Plan. She feels you can see further than 100' when driving into the valley. 100' buffer is not enough to mitigate the visual impact. Read was Ag Policy 1.1 and she feels ag is the heart of the valley. Many people come to the valley to visit the ag lands and if all they see is solar panels, it will kill the valley. Most of the properties surrounding A-19, FR-19, and FR-40 are residential. People come here and move here for the beauty of the area. Citing 20.650.010, she stated the purpose of Forest & Range zoning is to preserve open space and open areas for grazing and other agricultural uses. As this new policy is currently written, she has concerns about how it could affect the valley. She does not want to see ag go by the wayside. She cannot support this as written.

Member Miner asked about precedence as it relates to approvals/denials of Special Use Permits. Zach Wadlé, Deputy District Attorney, said each Special Use Permit stands on its own. Ms. Moss added each is site specific and each site is a little different with different mitigation measures applied. Member Miner recognizes the



## East Valley Community Plan

### Location and General Description

X The East Valley Community Plan is located on the east side of the Carson Valley south of the Johnson Lane community. The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains.

X The community of East Valley consists of approximately 9,922 acres and is primarily composed of low density residential lots, agricultural lands, and public lands. There are two significant non-residential areas generating an employment base within the community. The majority of this employment is attributed to the Bently Science Park and the Aervoe-Pacific Corporation. Future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas. Each of these industrial areas are planned to have the full array of urban services.

X The primary design feature of the existing community of East Valley is the large lot residential development often on scattered irregular-shaped parcels.

There are some areas of moderate (between 10 percent and 30 percent) to steep (greater than 30 percent) slopes at the higher elevations in the eastern portions of the community. Agricultural lands adjacent to Orchard Road south of Buckeye Road to the southern limits of the community plan are considered prime farmland.

The 2010 population of East Valley is 1,524 people.

### Existing and Future Land Use

Land Uses in the East Valley Community include irrigated agriculture, private range land, and rural residential. There are 5,015 acres of existing residential developments. Of the 5,015 acres of residential development, 4,779 acres or 95 percent are developed with lots greater than one acre.

There are approximately 5,172 acres of non-residential land in East Valley. The non-residential uses include 871 acres of industrial; 20 acres are designated for utility uses and 64 acres for the Eastside Memorial Cemetery. The majority of undeveloped, non-residential land is private, undeveloped land, consisting of 2,038 acres.

## Key Issues

### *Maintain Rural Atmosphere*

Community residents supported **quality growth** which maintains the low density residential development pattern that currently exists with minimum lot sizes of generally 2 to 5 acres.

### *Open Space Preservations*

Clustering development and separating land uses with areas of large lot residential development can help **preserve the rural atmosphere.**

### *Airport Compatibility*

Land use and future development of the community should be compatible with airport operations and land use.

### *Provision of Appropriate Levels of Service*

Rural service standards should be provided in the rural communities while respecting the character of the community. Adequate urban services need to be provided in advance of any urban development.

## **East Valley (EV) Community Plan Goals, Policies, and Actions**

### **EV Goal 1**

**To preserve and enhance the character of the existing rural development in the East Valley community while establishing urban development that is compatible with the built and natural environments.**

- EV Policy 1.2      Douglas County shall designate East Valley as a community with rural and potential urban service areas. **The two industrial areas, Bently Science Park and Sawmill Road, shall be developed with urban services as they become available.**
- EV Policy 1.3      Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use.
- EV Policy 1.4      Douglas County shall designate areas for industrial development and provide for industrial expansion to accommodate existing industry, to provide employment opportunities, and to support County-wide economic development policies.



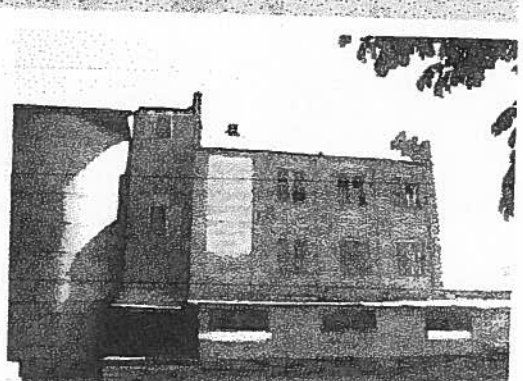
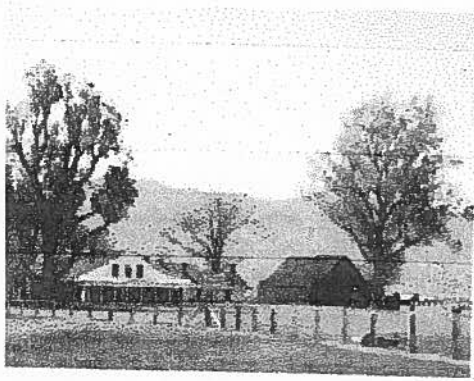


# DOUGLAS COUNTY VALLEY VISION

A VISION FOR A COMMUNITY TO MATCH THE SCENERY

SEATTLE, WASHINGTON

Prepared by  
**DESIGNWORKSHOP**



Boce, JN, LP

3-1-15

To: Douglas County Staff and Douglas County Planning Commission

From: Valerie Trainer  
1822 Deer Trail Road  
Minden, NV 89423

RECEIVED

MAR 02 2015

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

Re: Special Use Permit for Solar Voltaic Facility  
Application DA-14-070  
Appeal (ref .AP 15-001)  
APNs: 1320-14-001-008, 1320-14-002-018, 1320-13-000-006, 1320-12-000-007

RE: Agenda Item #9  
Ordinance 2015-1433  
Zoning Text Amendment

Dear Douglas County Board of Commissioners,

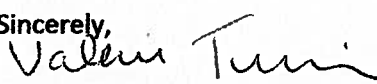
According to ordinance 20.604.060, Douglas County state that: When considering applications for the special permit use, the commission or board , where applicable, must evaluate the impact of special use on and its compatibility with with surroundings neighbors to ensure the appropriateness of the use of that particular location and make the following findings: (A) the proposed use at the specified locations is consistent with the polices embodied in the adopted master plan and general purpose and intent of the district regulations. This is not consistent with the East Valley Community Plan that is in place.

This item was voted down in January 2015. Why is this item back on the agenda?

I reside at 1822 Deer Trail Road in Minden, NV. I spent several years looking for the perfect piece of property in Douglas County. I was fortunate enough to subdivide this land from my neighbors in 2006. I built a house, barn, and arena, fenced, crossed fenced and landscaped this property. It has taken me eight years. What I love the most about my property is sitting on my front porch looking at all of the open space and the beautiful mountains. I cannot imagine a Solar Voltaic Facility being built right in front of my house.

I can't help but think about what this will do the value of my home. Who on earth would want to buy a house that overlooks a bunch of solar panels? Certainly not me! I can only imagine the dust that will be blowing because all of the sagebrush as been stripped away. What about the noise? What about the hazardous material in the photovoltaic panels? I could go on and on. The long and short of it is I DO NOT WANT THIS HERE!!! Doesn't Bentley own land somewhere else in this valley that Dave Azzam could lease? Preferably where it would not directly impact homes???

In closing, before the commissioners make a decision on this, I would encourage every single one of you to come out here and take a look how this will directly impact us. Looking at a piece of paper is not the same as actually standing out here on our land.

Sincerely,  
  
Valerie Trainer

#7



Boc, JN, LP

FROM: MARGARET HERMAN and RICHARD SPENCE

(pegasuspeg @msn.com)

1826 Eldon Way

Minden NV 89423

March 2, 2015

RECEIVED

MAR 02 2015

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

SUBJ: PROPOSED SOLAR VOLTAIC FACILITY SPECIAL PERMIT

Application DA-14-070

Appeal (ref AP 15-001)

APNs: 1320-14-001-008, 1320-14-002-018, 1320-13-000-006, 1320-12-000-007

RE: Agenda Item #9, Ordinance 2015-1433, Zoning Text Amendment

TO: Douglas County Board of Commissioners

As land owners of nearly 75 acres of ranch land directly North of the proposed solar voltaic facility we are appalled that this project is continuing to be considered by the Douglas County Board.

In January 2015 the Planning Commission denied the request for this facility as inappropriate with the Master Plan for the East Valley Community which is a rural agricultural and residential community.

There are many homes, ranches, and livestock residing directly adjacent to this facility. All will be negatively impacted by the reduction in land values, noise of the rotating panels and trucks servicing the area, scenic views, and the more real impact of environmental changes to the land. We live in a very wind prone area of the valley and the flying dust, noise, and potential environmental changes to the land during the grading and subsequent development of the facility are not being considered.

The proponents of this facility have access to thousands of acres of both private, Bently-owned land, and public land which would not adversely affect residents. Maintaining the intent of the Master Plan should be the primary response of the Douglas County Commission. This proposed facility does not fit with the Master Plan, nor with East Valley residential zoning.

Stand against this proposal.

Sincerely,

*Margaret Herman*  
Margaret Herman

*Richard Spence*  
Richard Spence

# Fax sent via *hellofax.com*

**From**

Jay and Eileen Scheibe

**To**

Board of Commissioner/Case  
Planner

**Number of pages**

3

**Message**

Attached is our comments regarding: Appeal AP-15-001  
for Special Use Permit for Solar Voltaic Facility.  
Application DA-14-070.

RECEIVED

MAR 03 2014

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

#7



**To: Douglas County Commissioners**

**From: Jay & Eileen Scheibe, Property Owners of  
2184 Quail Valley Lane, Minden NV 89423**

**Date: March 2, 2015**

**Re: Appeal AP-15-001 for Special Use Permit for Solar Voltaic Facility. Application DA-14-070**

I know this is not the exact "official format"—but it does allow quick reading and understanding of salient details. Please note, any one negative answer, should by law, stop the complete proposal.

**1. Does this comply with the Master Plan?**

**No, it does not comply with many aspects of the Master Plan:**

**Master Plan Conflict:** In RA-5, RA-10, AR & FR 19, Private Utility Companies are not permitted in this zoning. A private company that produces and sells electricity is a Private Utility.

**Question:** To preserve and enhance the character of the existing rural development...?

**Answer:** No. Over 300 acres of structural, man-made material does not enhance the character of the area nor is it compatible with natural environments. It will be seen by much of the valley, cause enormous reflections (please view E.ON's own website for photos and videos showing this), destroy the topsoil, natural sage, and animal habitat. Also, photovoltaic panels closely situated to humans and animals, have many known and unknown adverse effects.

**Question:** Does this preserve and provide recreational opportunities and open space areas appropriate to this rural community?

**Answer:** No. It will destroy not preserve, and will be fenced, with no recreational opportunities.

**Question:** Does this buffer or transition area separating urban land uses from existing rural residential use?

**Answer:** No. My family residence, and others, will be approximately 175 to 250 feet from this proposed 1/2 by 1 mile monstrosity.

**Question:** Does this adversely affect the nearby neighborhood...

**Answer:** Yes in many ways. 1. Property values will drop, as will the taxable rate that the county can annex each parcel. 2. Views will be severely affected for the rural

neighborhood and much of the valley. 3. Noise, intermittent and constant , will be noticeable and an annoyance.

## **2. Special Use Permit**

**20.604.060 Findings.** When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at that particular location...

**Question:** Is this proposal compatible and appropriate for this particular location?

**Answer:** No, it is neither compatible nor appropriate. The location of this large (~ 320 acre) photovoltaic farm, closely located to a living and working neighborhood, has zero compatibility and is not appropriate. It's hazardous, an eye-sore, and negatively impacts the local environment.

**Questions:** Does this proposal offer many more benefits than detriments?

**Answers:** No! This proposal allows few to profit at the expense of many! There are locations, even owned by Bently Enterprises, for which this project may have minimal impact yet still allow private profit.

Commissioners, please respect the citizens and vacationing visitors of this valley. Be wary of ANY proposal(s) or change(s) to the Master Plan, by those who would do so for their own profit. Stand vigilant and please vote no to this ill-conceived proposal!

Respectfully,

Jay and Eileen Schelbe  
2184 Quail Valley Lane  
Minden, NV 89423



BCC, JN, LP

RECEIVED

MAR 03 2015

Douglas County Manager

I am writing this letter to voice my concerns and discontent with the proposed solar plant site. The location of the site is adjacent to my home where I live with my wife. The fact that this has even been considered upsets me and leaves me feeling unrepresented in my needs as a citizen and home owner in the community.

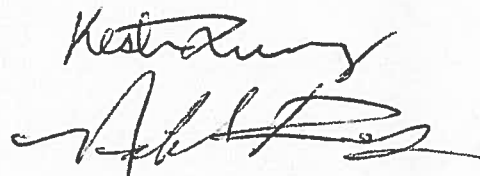
I understand that big money backers have been pushing for the construction of this solar plant and as a small business owner I have never felt more let down by my representatives. Aside from the obvious health concerns that inherently go with any operation of this size my investment as a homeowner is being compromised. I've lived in this location since 1998 where my family and I have continually tried to grow our investment with hard work and determination. We are being overrun by those with the money and power to do what they want regardless the side effects and with no regard to the rules set in place to prevent this very thing.

My first concern is the obvious dust control issue. Being a native Nevadan I know from first hand experience the power of the wind in the carson valley. When you clear cut an area there is no amount of water capable of containing the dust bowl like effect it will have. The proximity of my home puts me and my family in direct effect of the dust. Furthermore, the sagebrush is the natural landscape that holds the beauty and aesthetics that make our home enviable only to be replaced by an abundance of unsightly solar panels.

As anyone knows, real estate is an investment. How am I supposed to recover from the obvious effect a solar plant off my front porch will have on the value of my home. I'm not asking for sympathy but instead for understanding and fair treatment as a member of this community. With a solar plant of this size (300 acres) it is not unreasonable to assume that all resale potential will drastically plummet due to the hideous amount of solar units next to my property, as well as the rest of the homeowners on eldon way. It is my understanding that the lot is viewed as a private agriculture lot in the county's master plan and was so when we moved here. Am I to accept that these guidelines will be re written. If that's the truth than I have a few rules of my own I would like to have changed to accommodate my personal agenda. Unlike those involved with this project I have no other property to vacate to as this is what my income can afford. With an empire like the Bently's is there no other place to put these solar panels? Or is this the most convenient ? Regardless I will not, nor my neighborhood stand idly by as our investments, quality of life, and dignity are in jeopardy.

Finally, I leave you with a question, would You or those pushing for this site, be willing to put this operation next to their home?

Sincerely,



Keston William and Natalie Denny

#7

**RECEIVED**

**MAR 04 2015**

**Douglas County Manager**

March 4, 2015

To: Douglas County Airport  
Attn: Bobbi Thompson  
1146 Airport Road  
Minden, NV 89423

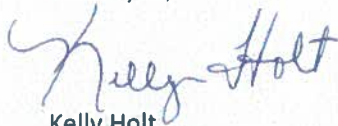
Re: Proposed Bently Solar Facility  
DA 14-070

Dear Ms. Thompson;

I would like to bring to your attention the FAA Notice Criteria for the above project being proposed to the Board of County Commissioners on Thursday, March 5<sup>th</sup>. According the to Notice Criteria Tool results for this project, FAA aeronautical studies are required. I have attached copies of the reports that I attained on the FAA website.

There have been no discussions regarding these requirements by any county officials and I wanted to make sure you aware of these criteria.

Thank you,



Kelly Holt  
1714 Kathleen Way  
P.O. Box 2197  
Minden, NV 89423  
775-267-1000 (work)

#7





Federal Aviation  
Administration

Bently Solar Farm  
SW Corner

« OE/AAA

## Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V\_2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	38	Deg	59	M	12.15	S	N ▼
Longitude:	119	Deg	42	M	18.50	S	W ▼
Horizontal Datum:	NAD83 ▼						
Site Elevation (SE):	4859 (nearest foot)						
Structure Height (AGL):	7 (nearest foot)						
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c))						
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						

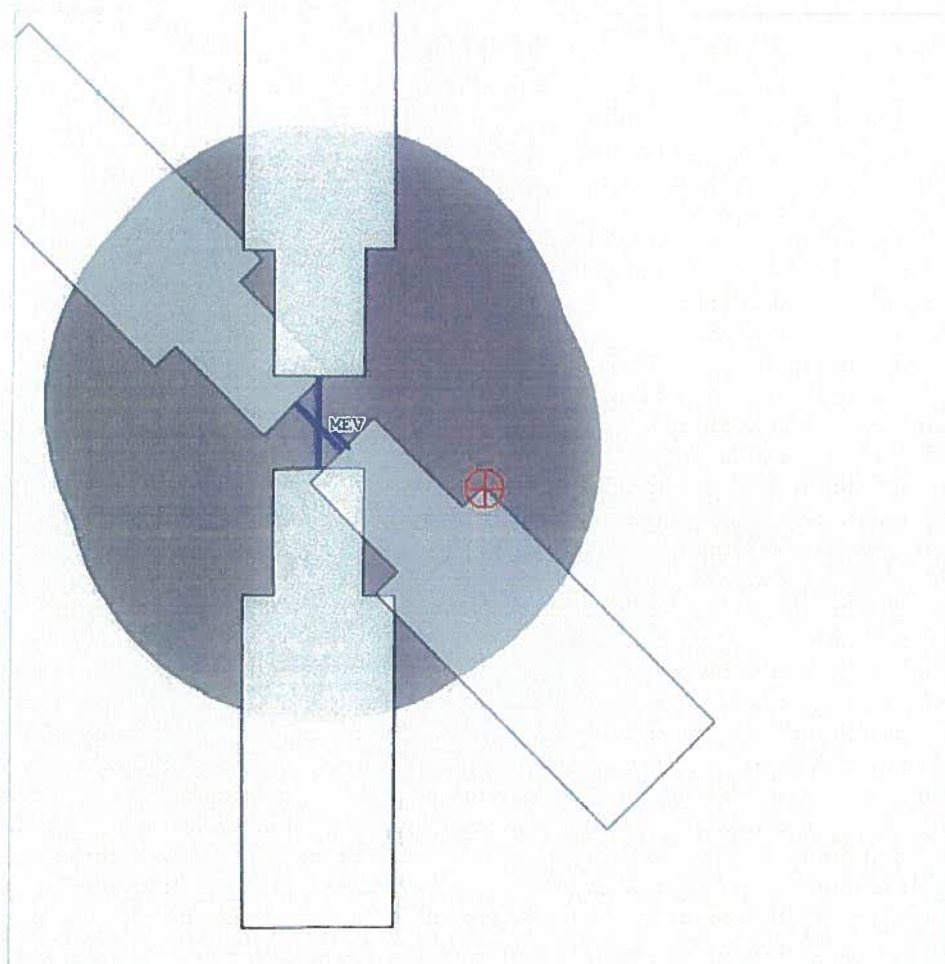
### Results

You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 44 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

77.9(b) by 32 ft. The nearest airport is MEV, and the nearest runway is 12G/30G.

The FAA requests that you file







Federal Aviation  
Administration

Bentley Solar Farm  
NW Corner

« OE/AAA

## Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V\_2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

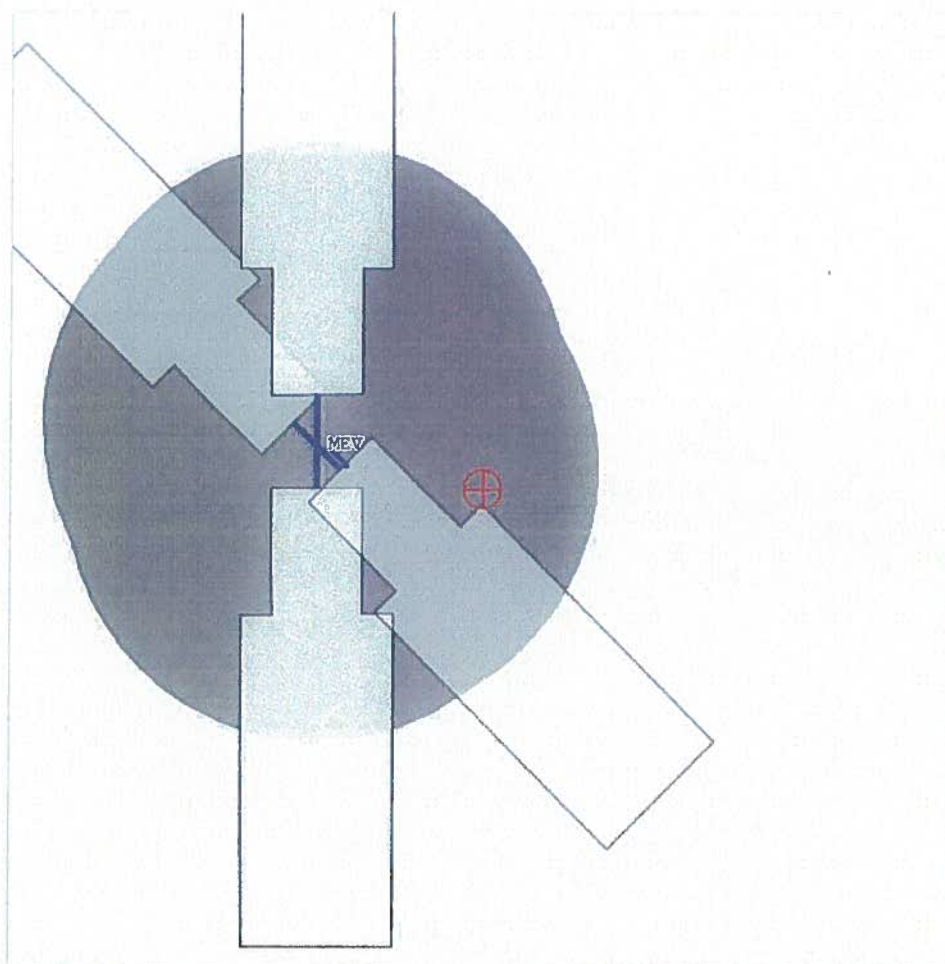
Latitude:	38	Deg	59	M	26.77	S	N	▼
Longitude:	119	Deg	42	M	18.67	S	W	▼
Horizontal Datum:	NAD83 ▼							
Site Elevation (SE):	4870 (nearest foot)							
Structure Height (AGL):	7 (nearest foot)							
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes							

### Results

You exceed the following Notice Criteria:

77.9(b) by 47 ft. The nearest airport is MEV, and the nearest runway is 12G/30G.

The FAA requests that you file







Federal Aviation  
Administration

Bentley Solar Farm  
SE Corner

« OE/AAA

## Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V\_2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

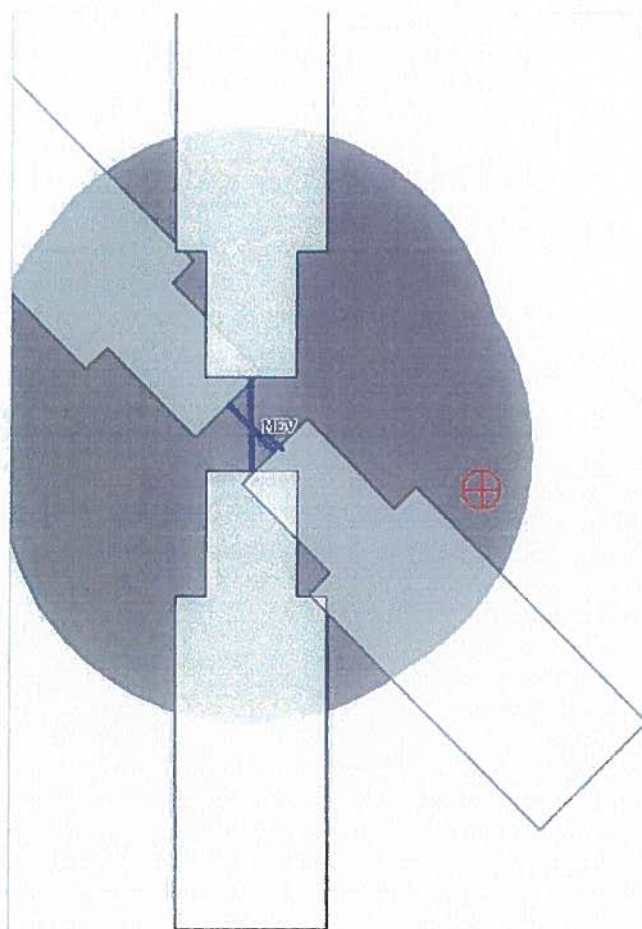
Latitude:	38	Deg	59	M	12.55	S	N	▼
Longitude:	119	Deg	41	M	12.19	S	W	▼
Horizontal Datum:	NAD83 ▼							
Site Elevation (SE):	4943 (nearest foot)							
Structure Height (AGL):	7 (nearest foot)							
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes							

### Results

You exceed the following Notice Criteria:

77.9(b) by 66 ft. The nearest airport is MEV, and the nearest runway is 12G/30G.

The FAA requests that you file







Federal Aviation  
Administration

Bently Solar Farm  
NE Corner

« OE/AAA

## Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V. 2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

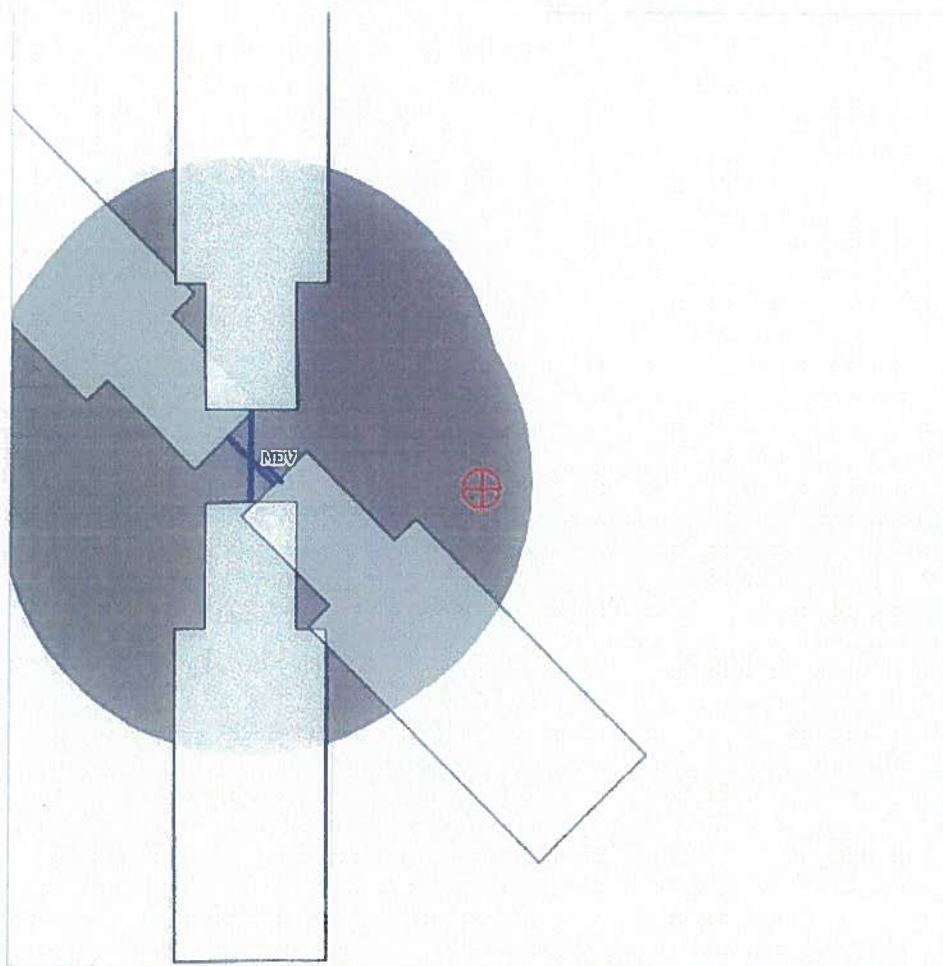
Latitude:	38	Deg	59	M	38.34	S	N ▼
Longitude:	119	Deg	41	M	12.45	S	W ▼
Horizontal Datum:	NAD83 ▼						
Site Elevation (SE):	4970	(nearest foot)					
Structure Height (AGL):	7	(nearest foot)					
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c))						
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						

### Results

You exceed the following Notice Criteria:

77.9(b) by 96 ft. The nearest airport is MEV, and the nearest runway is 12G/30G.

The FAA requests that you file





RECEIVED

MAR 04 2015

Beam, Debbie

**From:** Terry Burnes <tlburnes@charter.net>  
**Sent:** Wednesday, March 04, 2015 7:36 AM  
**To:** Doug Johnson; McDermid, Nancy; Lynn, Greg; Penzel, William; Thaler, Steve  
**Cc:** County Manager; Moss, Mimi; Kurt Hildebrand  
**Subject:** Solar farm (Item 7, March 5)

**Douglas County Manager**

Commissioners,

The proposed solar project, Item 7 on your Thursday agenda, is an excellent example of a good idea leading to a bad outcome. I hope you will deny this and start over.

Last year these same applicants and owners petitioned you to allow this sort of facility broadly throughout much of Douglas County. I'm sure Bentley and E.ON knew exactly what they were up to but there was no mention of specifically where these facilities might go. The discussion was largely theoretical and of course no one directly affected today was informed or involved.

Not only was there no information from the applicants about specific locations but the materials presented by staff also lacked specificity. No maps showing the extent of the zoning districts under consideration or the presence of nearby sensitive uses which might be adversely affected and the owners of which might object when theory became reality.

But the most important thing to note is that staff initially recommended against the allowance of this use in the RA-5 and RA-10 zoning districts for precisely the reasons that are the cause of the controversy before you now. Despite their names those are essentially residential districts. Staff saw the conflict that large scale solar would create in those districts, but was overruled, I believe by both the PC and you.

Now the chickens have come home to roost. What was among the areas E.ON and Bentley specifically had in their cross hairs? RA-5. Was there any attempt back then to involve the neighbors that are before you now? No. Have the conflicts that staff warned about surfaced? Yes, in spades. And we have yet another land use debacle in the making.

This is what happens when you allow applicants to divorce theory from reality. The benefits get exaggerated and the costs and impacts largely ignored and their consideration deferred. Ask yourself if, knowing what you know today, you might have given more careful consideration to staff's warnings about allowing this use in the RA districts.

An alternative approach last year would have been to demand that Bentley and E.ON put all their cards on the table and to invite participation in the process of all those who might be affected, the people before you now (and likely many others yet to surface when E.ONs future proposals come to light).

And, instead of wholesale amendment of many zoning districts to allow this use "in theory," you could have simply created a "solar farm" zoning district and told applicants to apply to rezone specific properties to that district when they were ready to proceed with a specific project and deal with the public participation that would generate.

My suggestion would be that you deny this application and initiate a project to reconsider what you did last year to see if it still makes sense given what you've learned through the permit process.

Furthermore I would encourage you to repeal the broad brush regulations you adopted last year, that allow this use in many as yet undetermined locations around the county, and instead create a solar farm district of some sort and then require applicants who want that use on a specific site to apply to rezone the site to that new district. That would assure

#7

that theory (the zoning of property to allow this use) and reality (the specific impacts of a specific development on specific neighboring properties) get considered together.

I think that sort of approach is all the more important because of the way we've scattered residential use throughout the County. It makes finding locations for uses that conflict with residential that much harder and argues for a more specific approach to doing that, on a project by project basis.

As usual, thank you for considering my comments.

Sincerely,

Terry Burnes  
1209 Sierra Vista Dr  
Gardnerville, NV 89460  
775-265-0254  
[tlburnes@charter.net](mailto:tlburnes@charter.net)



**RECEIVED**

**MAR 04 2015**

**Beam, Debbie**

**Douglas County Manager**

**From:** Terry Burnes <tlburnes@charter.net>  
**Sent:** Wednesday, March 04, 2015 2:58 PM  
**To:** Doug Johnson; McDermid, Nancy; Lynn, Greg; Penzel, William; Thaler, Steve  
**Cc:** County Manager; Moss, Mimi; Kurt Hildebrand  
**Subject:** Follow up, Solar farm (Item 7, March 5)

Commissioners,

Two points in follow-up to what I wrote this morning. First, I misspelled Bently in a rush to go skiing. I apologize.

Second, you have an item on the March 10 PC agenda which is a good example of a solar farm done right I think. In the A-19 zone, with no residential zoning and few houses nearby (I count one on Google Maps), and near other problematic uses (sewage ponds, a substation and a major highway). And it appears to be going in before any residential use that might be contemplated nearby, instead of coming along to sort of blight residential uses that went in long ago.

So you have good and bad examples of this use to learn from. May the good prevail and the bad go back to the drawing boards.

Sincerely,

Terry Burnes  
1209 Sierra Vista Dr  
Gardnerville, NV 89460  
775-265-0254  
[tlburnes@charter.net](mailto:tlburnes@charter.net)

**Item 8**  
**March 5, 2015**  
***Abandonment***  
***Edwards & Sweig***

**Lincoln Park Litigation**

**II & III**

**Case Nos. 13-CV-0161 & 12-CV-0208**

EXHIBIT (for identification only)

Filed

by

Deputy



# Lincoln Park Litigation II & III

- Litigation in 2012 & 2013 involving validity of two previous Quiet Title Actions
- Agreed to bring item forward similar to abandonments approved for 3 previous lot owners
- Abandonment of existing decks plus 2ft.
  - Edwards : 308 sq.ft.
  - Sweig: 180 sq.ft.
- BOCC discretion to approve/disapprove
  - Key finding: Is there material injury to the public?



# Lincoln Park Subdivision



Name: DA\_CUSTOM\_5211

DA\_CUSTOM\_5211

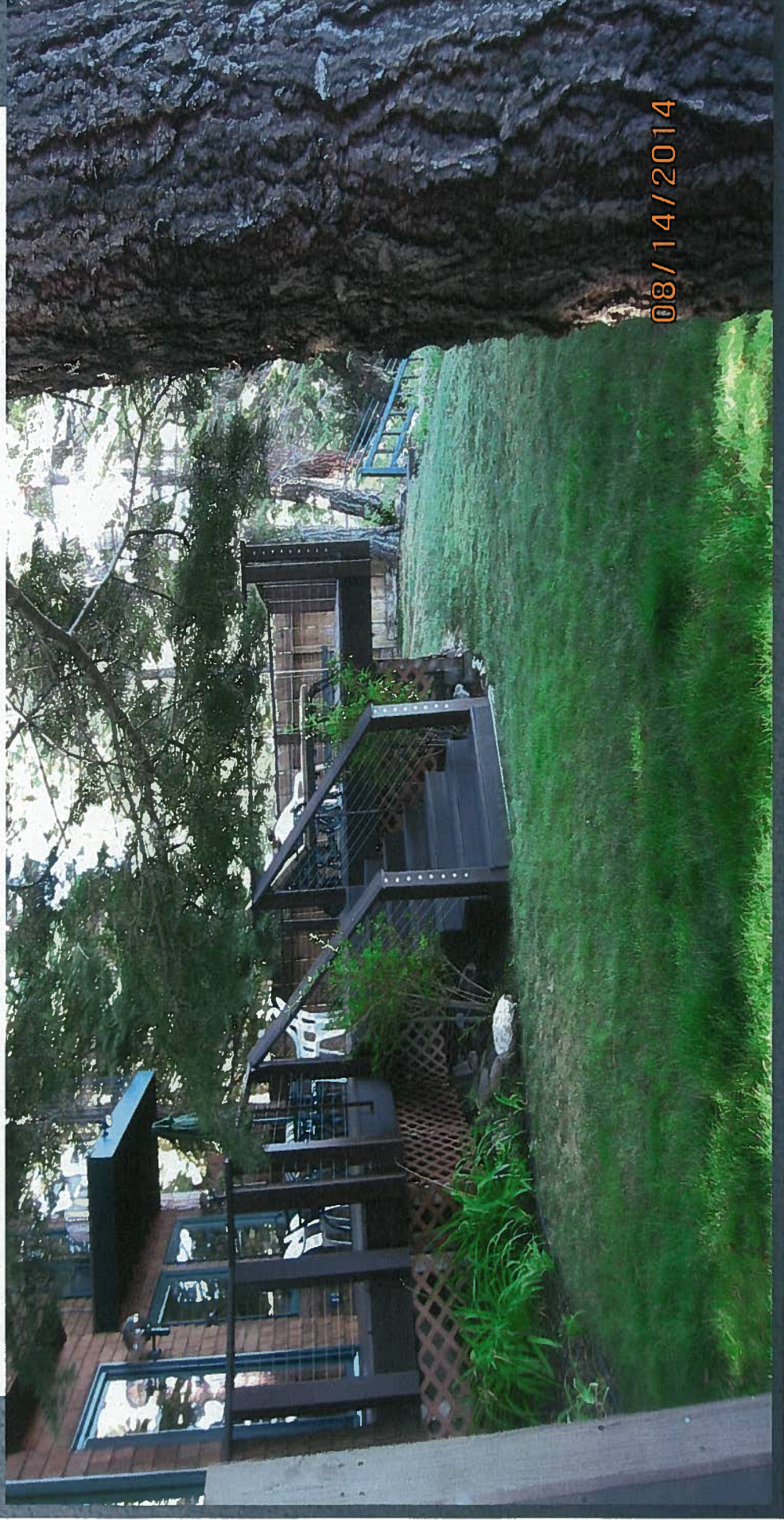
Date: 1/5/2011

0 75 150 300 Feet

THESE LINES HAVE BEEN CAPTURED AS A PHOTOGRAPHIC REPRESENTATION FOR THE USE OF DOUBLE COUNTY. THE DATA DOES NOT REPRESENT SURVEY DATA AND SHOULD NOT BE CONSIDERED AS A REPLACEMENT FOR THE SURVEYOR'S OWN FIELD MEASUREMENTS. NO WARRANTY IS GIVEN BY DOUBLE COUNTY AS TO THE ACCURACY OF THESE DATA.



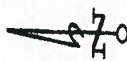
Deck & Stairs +2ft. =308 sq.ft.  
Edwards



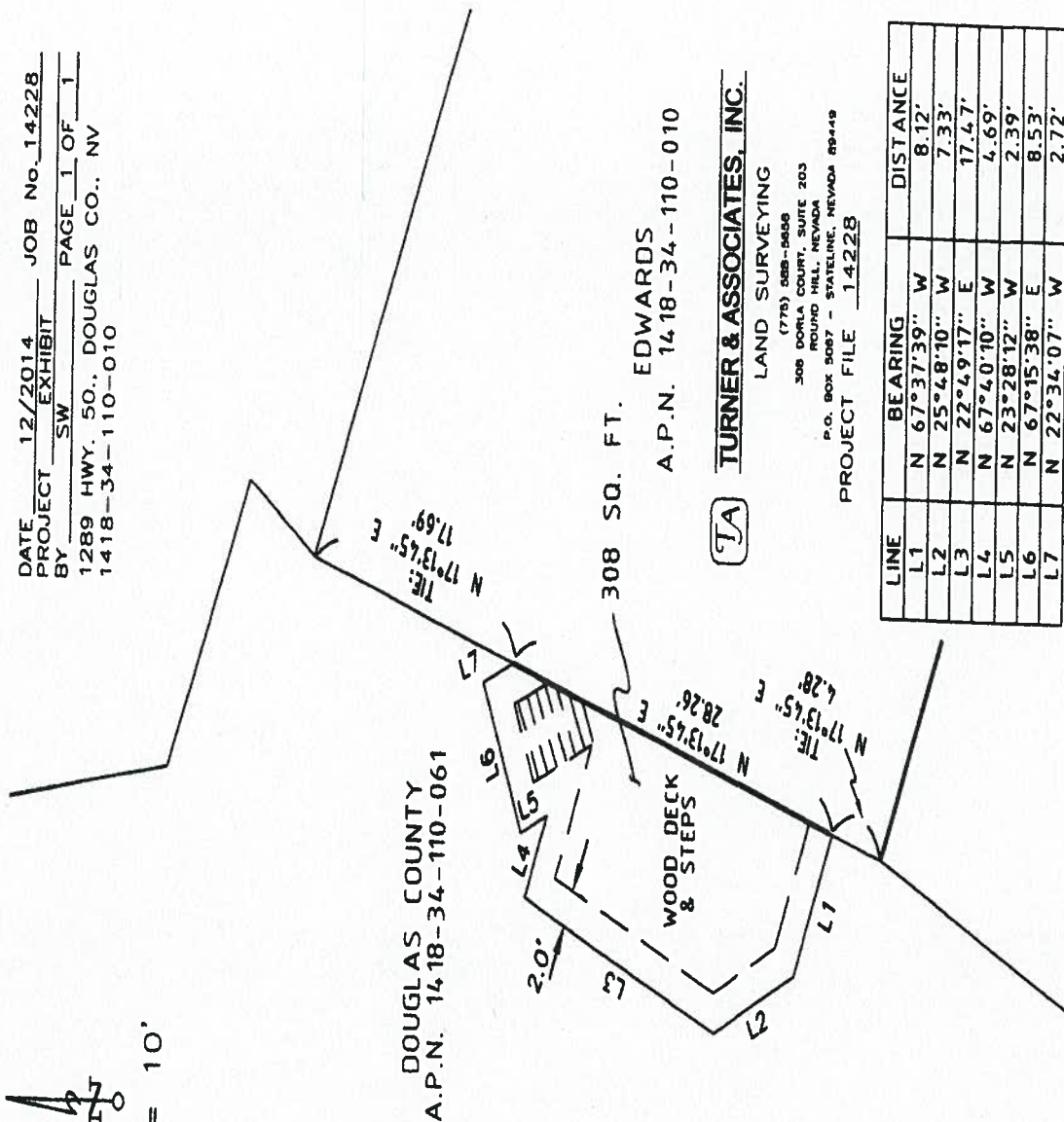


# EXHIBIT B

DATE 12/2014 JOB No. 14228  
 PROJECT EXHIBIT  
 BY SW PAGE 1 OF 1  
 1289 HWY. 50., DOUGLAS CO., NV  
 1418-34-110-010



1" = 10'

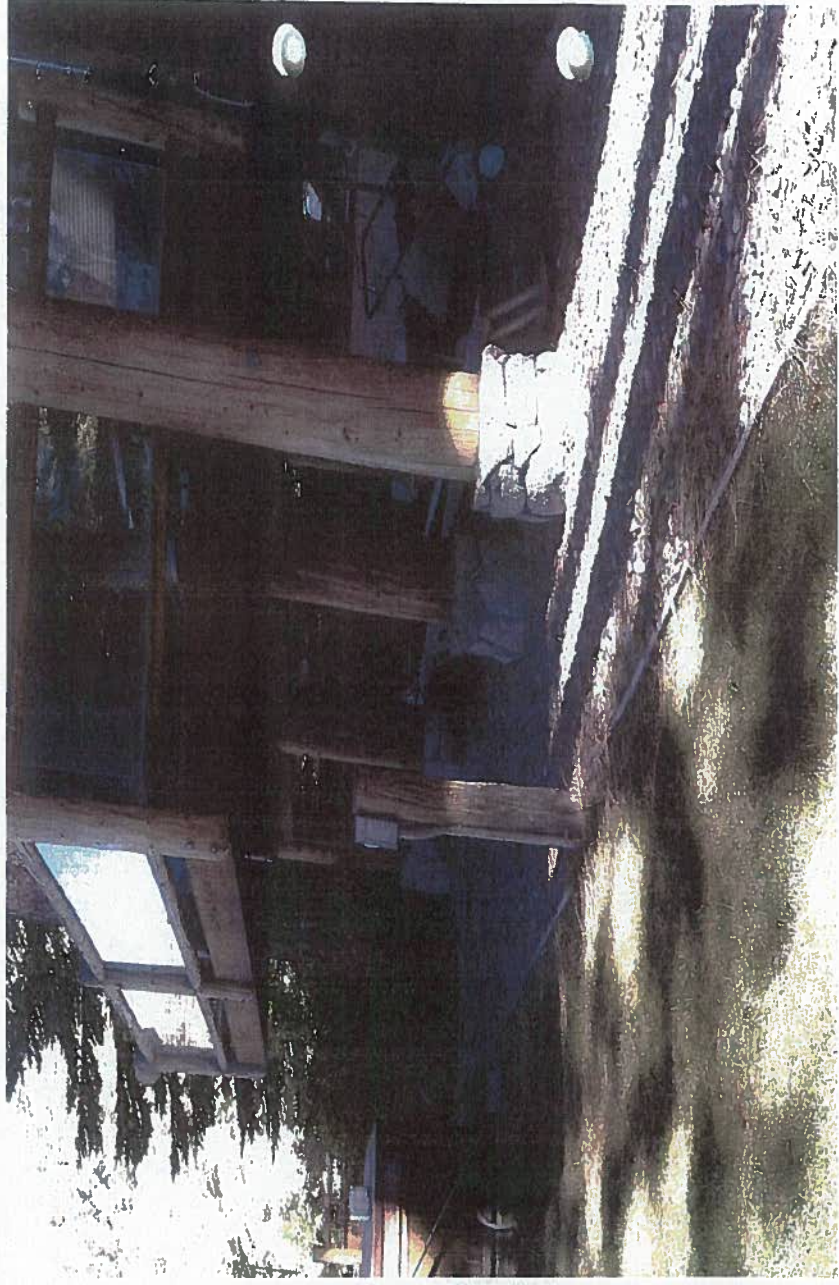


2/18

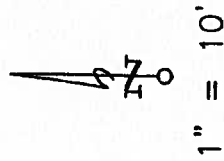


Deck plus 2 ft. = 180 sq.ft.

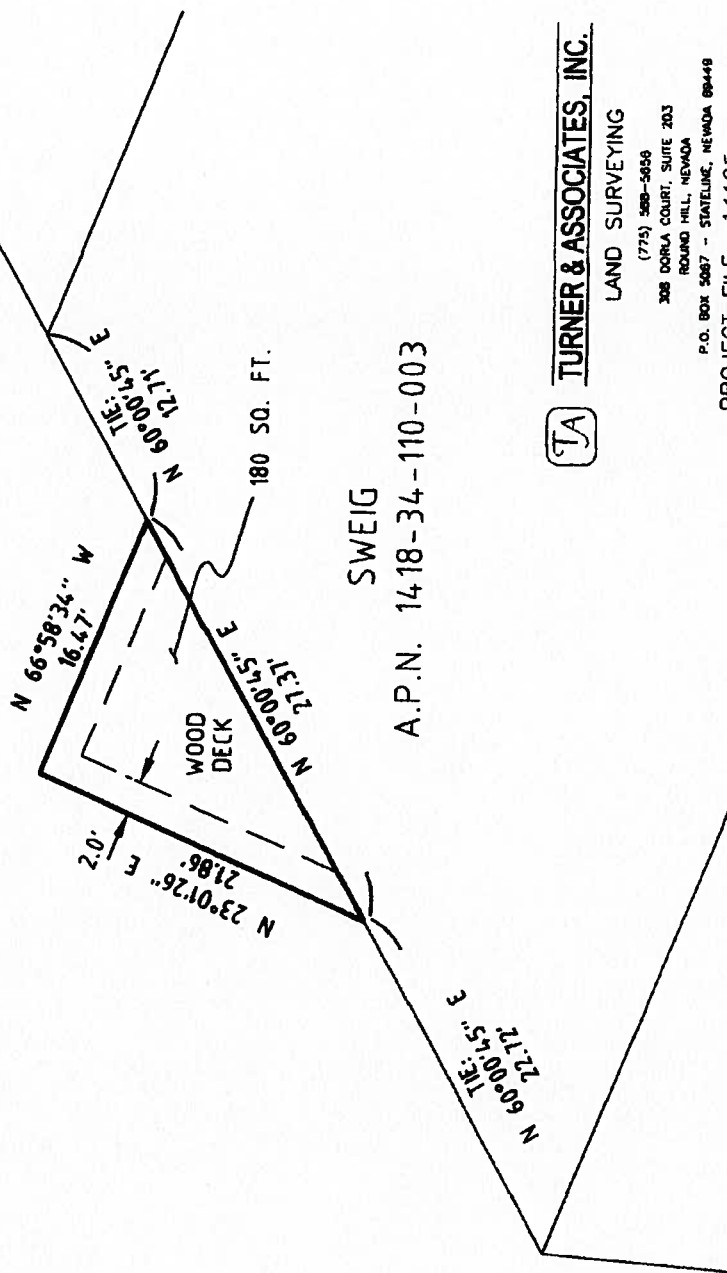
Sweig



DATE 12/2014 JOB No. 14195  
 PROJECT EXHIBIT  
 BY SW PAGE 1 OF 1  
 1306 HWY. 50, DOUGLAS CO., NV  
 A.P.N. 1418-34-110-003



DOUGLAS COUNTY  
 A.P.N. 1418-34-110-061



SWEIG  
 A.P.N. 1418-34-110-003

# EXHIBIT A

**TURNER & ASSOCIATES, INC.**

LAND SURVEYING

(775) 568-5858  
 308 DORLA COURT, SUITE 203  
 ROUND HILL, NEVADA  
 P.O. BOX 5687 - STATELINE, NEVADA 89448

PROJECT FILE 14195



## Recommended Motion

o Move to approve DA 14-038 an abandonment in favor of Michael Sweig for 180 sq. ft. and Donald & Katherine Edwards for 308 sq. ft. of Douglas County owned property within the Lincoln Park Subdivision subject to recommended conditions of approval as there will be no material injury to the public.

# Douglas County Board of County Commissioners March 5, 2015

---

**Development Application (DA) 15-009, a Zoning Text  
Amendment, initiated by Community Development to  
comply with Assembly Bill 239**

**Agenda Item # 9**

EXHIBIT (for identification only)  
Filed March 5, 2015  
By [Signature] Deputy







# Title

---

For possible action. Discussion on Development Application, (DA) 15-009, a Zoning Text Amendment, initiated by Community Development to amend the Douglas County Development Code, Section 20.658.020 *Permitted, development permitted, and special use permit (Table)*, Section 20.660.130 (C) *Major facility of a public or private utility*, and *Appendix A* to expand the definition of *Major Facility of a public or private utility use* to include renewable energy generation, to define renewable energy generation and aboveground utility projects, and to add a footnote exempting aboveground utility projects located within a corridor from the County's special use permit process (ref. Ordinance# 2015-1434) as required by NRS 278.26503.



# Purpose of Code Change

---

Per Nevada Revised Statutes (NRS) 278.26503, the County must establish:

- a process to issue a permit for aboveground utility projects, located within and outside of a master planned utility corridor, and
- a process for permitting renewable energy generation projects.





# Ordinance Highlights

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- This amendment adds footnote #9 to exempt aboveground utility projects, located within a County adopted Utility Corridor, from requiring a special use permit. Design review approval would still be required for an aboveground utility project located within an adopted Utility Corridor.
- This amendment adds renewable energy generation to the County's existing use description for a *Major facility of a public or private utility*.
- This amendment adds two new definitions to the development code:
  - “Aboveground utility projects”: means an aboveground electric transmission line which is designed to operate at 200 kilovolts or more.
  - “Renewable energy generation”: includes, for the purpose of the Development Code, biomass, fuels cells, geothermal energy, or water power.



# Planning Commission

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2/10/15: Planning Commission voted 7-0 to recommend adoption of Ordinance 2015-1433 based on the ability to make the required findings.





# Recommendation

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Staff recommends that the Board adopts Ordinance #2015-1434, based on the ability to make the required findings.

# Douglas County Cost Allocation Plan

Presented to the Board of County Commissioners  
March 5, 2015



EXHIBIT (for identification only)

Filed

By

Deputy



# Agenda

- What is a Cost Allocation Plan and Why Have One?
- Cost Allocation Overview
- Douglas County's Cost Allocation Plan
- Who Reimburses the County for Services Provided?
- What About the Towns?
- Options
- Summary

# What is a Cost Allocation Plan?

- In addition to the direct cost of providing services, governments also incur **indirect costs** such as shared administrative expenses where a department or agency incurs costs for support that it provides to other departments/agencies
- A **Cost Allocation Plan** is the process by which **indirect costs** are allocated to projects, grant activities, departments, programs, services, and operating entities that benefit from County General Fund services.



# Why Have a Cost Allocation Plan?

- Promotes recognition of the “full” cost of services - often the only way to determine the total cost of operating programs
- Promotes fair and equitable sharing of indirect costs
- Allows an organization to ensure that it is recovering all allowable costs incurred and to better manage resources
- Provides a clear method to develop budgets by providing valuable management data regarding funding levels
- Assists in performance measurement and benchmarking, setting of user fees/tax subsidy levels, activity-based management

# Cost Allocation Overview

- What is the “Total Cost” of a project, grant, program, service, department, or operating entity?
  - “Total Cost” Equals:

***Direct Costs + Indirect Costs***



# Example

- **County - Operated Water Utilities**
  - **Costs to operate include:**
    - Operating Personnel
    - Services and Supplies
    - Capital Outlay/Equipment/Facilities Maintenance

***Direct Costs***

# Example

## – What about these costs?

- Paying employees (Payroll)
- Paying vendor invoices (Accounts Payable)
- Annual independent financial audit (Accounting)
- Recruiting new employees (Human Resources)
- Administering employee benefits/insurance (Risk Management)
- Installation and maintenance of computer equipment, systems and network (Technology Services)

***Indirect Costs***



# Allocating Indirect Costs

- **Allocation Basis:** Methodology by which *indirect costs* are distributed to benefiting projects, grants, programs, services, departments, or operating entities, based on the resources they consume.
  - May Be Based On:
    - Number of Active Employees;
    - Number of Transactions Processed;
    - Square Footage Occupied;
    - Number of workstations supported;
    - Direct Assignment
    - Other

# Douglas County Cost Allocation Plan

- Prepared by **Mahoney Associates Consulting, LLC**, (Chuck Mahoney, Principal, CPA) an independent and leading consulting firm specializing in the field of cost studies
- Uses methodology in accordance with the Federal Office of Management and Budget **(OMB) Circular A-87** – required for federal grant reimbursements
- Plan is updated annually with **actual audited costs** of the prior fiscal year after the independent financial audit is completed
- **Allows the County to quantify costs** and receive reimbursement for General Fund services provided to projects, grants, departments, programs, and operating entities.



## Who Reimburses the County for Services Based on the Cost Allocation Plan?

Entity	FY 2014-15 Cost
Airport	\$ 56,290
Senior Center	123,124
Social Services	110,028
Road Operating	41,579
Room Tax (Parks, Recreation, Library)	462,436
EFFPD	347,682
Redevelopment Agency	20,637
911 Dispatch	102,879
China Springs Youth Camp	108,832
Motor Pool	72,877
NV Coop	25,016
County Water Utilities	83,700
County Sewer Utility	27,426
All Other	43,767
<b>Total Recovered Cost</b>	<b>1,626,273</b>
<b>Total Cost Allocation</b>	<b>2,003,198</b>

Cost per Douglas County OMB A-87 Cost Allocation Plan, February 7, 2014

# What About the Towns?

- The Douglas County General Fund currently pays for the administrative services provided to:
  - **Town of Gardnerville**
  - **Town of Genoa**
  - **Town of Minden**
- For the last three fiscal years, the Board of County Commissioners has given the Budget Directive to recover these costs from the towns.



# What Services Do the Towns Receive?

General Fund Department	Service
County Manager	Agendas and minutes for Board of County Commissioners, Planning Commission, Board of Equalization, and Debt Management Commission, economic development support
Clerk/Treasurer's Office	Accounts receivable, banking services, cash management, investment management services
Finance	Accounting, financial reporting, annual financial audit, operating and capital budgets, payroll, accounts payable, debt management, grant administration, capital asset accounting, segregation of duties and internal controls
Human Resources	Employee recruitment and selection, benefits administration, risk management, labor/management relations
Technology Services	Network infrastructure and security, e-mail, software applications, telecommunications and internet services, GIS services, workstation support (helpdesk), technology projects support

# What Have We Been Doing?

- County and Towns have been meeting over this period to discuss the Cost Allocation Plan and to draft new inter-local agreements to address:
  - Reimbursement for County costs of administrative services provided as calculated in the Cost Allocation Plan
  - Develop a multi-year phased in approach to allow Towns to absorb these costs in their budgets over time
- Town of Genoa has joined the conversation, but currently lacks the ability to pay its full cost allocation.
- Towns of Gardnerville and Minden have proposed to budget reimbursements to the County for services provided to their Enterprise Funds only, but not for services provided to their Administrative Funds.



# Where Are We?

- Towns have questions about reimbursing County for services provided to their Administrative Funds:
  - What services is the County legally required to provide?
  - Can the County legally require unincorporated towns to pay their share of services received?
  - Are the unincorporated towns legally prohibited from providing their own administrative services?
  - Would Town residents be double taxed by paying the County for cost allocation?
  - What about the tax rates given up by Gardnerville and Minden, isn't that adequate to pay for the cost of services the County provides?

# Legal Questions

## What services is the County legally required to provide?

- *Answer: The County Treasurer is obligated to collect and distribute property tax revenues to the political subdivisions (i.e. Towns, GIDs, School District and the State).*
- *Statute (NRS 361.745-755) specifically provides that the Treasurer Based upon the mandatory language in the statute, the county should not charge for the actual collecting or distributing property taxes.*
- *However, the County can, through its cost allocation, charge for other services tied to property taxes – such as banking, accounting, auditing and financial reporting.*



# Legal Questions

1. Does NRS 269.040 prohibit Douglas County from requiring the unincorporated towns to pay for their share of services received (i.e. cost allocation)?

- Answer: *No. NRS 269.040 does not restrict the County from seeking cost allocations from the unincorporated towns. The statute restricts Douglas County Officers from charging fees to increase their own personal compensation for providing services to the unincorporated towns.*

2. Are the unincorporated towns prohibited from providing their own administrative services?

- Answer: *No. Unincorporated towns are allowed to hire their own town officers and employees to provide their own administrative services.*

# Would Town Residents be Double-Taxed?

- Town residents would **not** be double-taxed:
  - All residents County-wide pay the County's General Fund tax, which pays for the costs of the **County's General Fund services** that all residents County-wide receive. General Fund services include:
    - Sheriff
    - Judicial System
    - District Attorney
    - Clerk/Treasurer
    - Recorder
    - Assessor
    - Community Development
    - Public Works
    - General Government
    - Health and Sanitation

*All County residents, whether they live in a town or not, are also paying for the Towns' indirect costs, in addition to these services, because the Towns do not currently pay their cost allocation.*



# What Services Are the Towns Required to Provide to Their Residents?

- **County Ordinance No. 351 (1980) states the Towns shall provide:**
  - Volunteer fire and police protection systems in conjunction with the County, state and or volunteer police and fire systems
  - Drainage
  - Solid Waste Disposal
  - Parks
  - Recreation
  - Street/Alleys/Sidewalks
  - Street Lights
  - Water Distribution
  - Acquisition, Disposal, Annexation or De-annexation, Maintenance and Improvement of Town Property

## Funding for Provision of Towns' Services

- County Ordinance 351 (1980) authorized the Towns' Advisory Boards to have those powers set forth in statute (NRS) for unincorporated towns in order to properly administer these services. Powers include, but are not limited to, the setting of fees to offset the cost of services.
- Residents of the Towns pay fees for utility services and also pay a **dedicated operating tax rate**, outside of the County's General Fund tax rate to pay for the following services provided within their town:
  - Maintenance of Local Roads
  - Parks
  - Street Lighting
  - Storm Drainage
- Towns are currently paying only for their **direct costs** from tax rate revenues, while the County's General Fund pays for the **indirect costs** of services the Towns receive from the County.



# What About Tax Rates Given Up?

- In FY 2011-12 the Towns of Gardnerville and Minden along with other entities reduced their tax rates allowing the County to increase its rate:

Entity FY 2011-12	Original Tax Rate	Revised Tax Rate	FY 2010-11 \$ Change
Gardnerville	0.6699	0.6677	\$55,063
Minden	0.7126	0.6677	\$45,739
WNRVC	0.0500	.03000	\$234,670
Indian Hills GID	0.8041	0.7901	\$28,967
East Fork Fire	0.3329	0.3282	\$61,610

# Property Tax Rate Comparison

Taxing Entity	Town of Gardnerville Tax Rate	Gardnerville Ranchos GID Tax Rate	Town Minden Tax Rate	Town of Genoa Tax Rate	Indian Hills GID Tax Rate	Topaz Ranch Estates GID Tax Rate
State of Nevada	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700
Douglas County School District	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Douglas County General Fund	1.1680	1.1680	1.1680	1.1680	1.1680	1.1680
Gardnerville Town	0.6677					
Genoa Town				0.5555		
Minden Town			0.6677			
Carson Water Subconservancy Dist.	0.0300	0.0300	0.0300	0.0300	0.0300	
Douglas County Mosquito Abatement Dist.	0.0345	0.0345	0.0345	0.0345	0.0345	
East Fork Paramedic District	0.1592	0.1592	0.1592	0.1592	0.1592	0.1592
East Fork Fire Protection District	0.3282	0.3282	0.3282	0.3282	0.3282	0.3282
East Fork Swimming Pool District	0.1300	0.1300	0.1300	0.1300	0.1300	0.1300
Gardnerville Ranchos GID		0.3686				
Indian Hills GID					0.7901	
Minden-Gardnerville Sanitation District	0.1224		0.1224			
Tahoe Douglas Fire District						
Topaz Ranch Estates GID						0.8546
<b>Total Tax Rate</b>	<b>3.6600</b>	<b>3.2385</b>	<b>3.6600</b>	<b>3.4254</b>	<b>3.6600</b>	<b>3.6600</b>

GID's do not receive services paid from the County's General Fund, but hire their own employees or contractors to provide services and pay for both their *direct and indirect costs* from their tax rate revenues.



# Can Tax Rates Given Up Be Exchanged for Services?

- Statute (NRS 361.457) does not allow the governing body of a county to agree to transfer money to a smaller local government within its boundaries to enable the smaller government to lower its tax rate.
- Although the term “money” does not specifically include services, the services provided do have a real cost to the County.
- Exchange of services in consideration for tax rate given up may be a violation of this NRS.

## What is the County's Cost of Services Provided to the Towns?

Town FY 14-15	Administrative Fund Cost	Enterprise Fund Cost	Total Cost
Gardnerville	\$61,346	\$18,473	\$79,819
Genoa	33,533		33,533
Minden	63,139	30,865	94,004
Total	\$158,018	\$49,338	\$207,356



# What Are The Options?

1. Towns agree to pay full cost allocation, phased in over a three to five-year period
  - Recommended option
2. Towns pay only the portion of their cost allocation attributable to their Enterprise Funds
  - Raises the issue of fairness with all of the other entities that currently pay the full cost of services
3. Towns discontinue receiving County services and hire/contract for these services separately
  - The Towns are component units of the County and included in the County's financial statements. The County would still incur costs for annual audit and financial statements, but not for other services.
  - It is likely that the cost of services to the towns will be higher under this option, since they now receive the benefit of economies of scale by sharing services provided by the County with other entities.

# Option 1 – Phased In Cost Allocation

## Five-Year Phase In Example:

Town	Year 1	Year 2	Year 3	Year 4	Year 5
Gardnerville	15,964	31,928	47,891	63,855	79,819
Genoa	6,707	13,413	20,120	26,826	33,533
Minden	18,801	37,602	56,402	75,203	94,004
Total \$	41,471	\$ 82,942	\$ 124,414	\$ 165,885	\$ 207,356

Cost per Douglas County OMB A-87 Cost Allocation Plan, February 7, 2014 –  
amounts are updated annually based on actual costs incurred



## Option 2: Towns Pay for Services to Enterprise Funds Only

Town	Total Cost	Enterprise Fund Cost	Unpaid Cost
Gardnerville	\$ 79,819	\$ 18,473	\$ 61,346
Genoa	33,533	-	33,533
Minden	94,004	30,865	63,139
Total	\$ 207,356	\$ 49,338	\$ 158,018

Option 2 – Pay for Enterprise Fund services only - would reimburse the County for approximately **24%** annually of the cost to provide services to the Towns.

## Option 3: Towns Hire/Contract for Services Separately

### Estimated Annual Direct Costs to a Town<sup>1</sup>:

• Human Resources Services	\$ 100,000
• Accounting/Financial Services <sup>2</sup>	100,000
• Independent Auditor	35,000
• Technology Services	<u>100,000</u>
<b>Total Estimated Cost</b>	<b><u>\$335,000</u></b>

<sup>1</sup> Estimated Cost – Actual costs will depend on actual personnel requirements and cost of contracts, equipment, etc.

<sup>2</sup> Does not include County's continued cost for annual County audit and financial statement preparation due to financial accountability of component units



# Summary

- The County's Cost Allocation Plan calculates the indirect cost of General Fund services provided to departments, grants, programs and operating entities.
- The total cost of these General Fund services is approximately \$2 million annually, most of which is currently being recovered.
- The Towns are not currently paying for approximately \$200,000 in services received from the County's General Fund, but have been meeting with County staff to resolve outstanding questions and issues regarding cost allocation.
- The County has the legal right to charge the Towns for services received, but may not be able to exchange services for Town tax rates given up in prior years.
- There are several options for the Board's consideration. Staff recommends Option 1 – the phased in payment of cost allocation by the Towns, and is seeking the Board's direction.



# Questions?





3. The County will, in accord with its Cost Identification and Recovery Plan, identify and account for the costs of providing services to the Town from the County department identified expressly and by implication in ¶ 2 of this agreement. However, the parties to this agreement recognize and agree that the Town services provided by state statute and county code are of benefit to the County and are comparable in value to the County services provided to the Town. Among the Town services provided are drainage, solid waste disposal, parks, and streets. As another example, the Town extensively participates in the Development Review Committee and assists in the examination of applications that could lead to proposed development in the Town. Therefore, the parties agree that no payment for the cost of the indirect and direct services provided by the County in accord with the Cost Identification and Recovery Plan will be required.

EXHIBIT (for identification only)  
HUMPHRIES & McCallane  
Filed 3-5-15  
By [Signature] Deputy



	Total project	Grant Funds	Town Funds
Valley Vision Bank			
NDOT TAP - FY 2013 - 4 crosswalks	\$ 250,023	\$ (232,467)	\$ 15,000
Hellwinkle Channel	\$ 642,000	\$ (307,250)	\$ 334,750
Kings Lane	\$ 83,000	\$ (70,000)	\$ 13,000
LWCF Trails Amenities	\$ 81,666	\$ (53,654)	\$ 28,012
Gardnerville Station (Eagle Gas)	\$	\$ (25,000)	\$ 53,000
<b>Sub Total in Capital Projects</b>	<b>\$ 1,056,689</b>	<b>\$ (688,371)</b>	<b>\$ 461,318</b>
Street lights			\$ 71,000
Main Street Lights			\$ 122,576
Road Maintenance <21 miles road>			\$ 175,000
Crack sealing (Material only)			\$ 34,556
Storm Drain Maintenance			\$ 8,500
Town Events			\$ 6,000
Weeds abatement Parks/ PW			\$ 6,000
		Sub Total	\$ 423,632
		<b>Total Town Investment :</b>	<b>\$ 884,950</b>